



Situated in a popular residential location, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a home of their own. Offering spacious accommodation, an attached garage, off-road parking and a generous rear garden, the property provides a fantastic foundation for modernisation and is full of potential.

The accommodation comprises an entrance porch, a spacious sitting room leading through to the kitchen/diner, with sliding patio doors opening onto the enclosed rear garden. Upstairs are three well-proportioned bedrooms, including two generous doubles, together with the family bathroom.

Outside, the rear garden is mainly laid to lawn with a paved seating area and established planting, creating a private outdoor space to enjoy. The attached garage benefits from power and lighting, while the gravelled driveway provides off-road parking for two vehicles.

With plenty of scope to update and personalise, this is a wonderful opportunity to create a home to suit your own style and needs. Early viewing is recommended to appreciate the potential on offer.

Tenure: Freehold. East Riding of Yorkshire Council band: B



Market Weighton is a charming market town nestled in the heart of the East Yorkshire Wolds, ideally positioned between Hull and York, both approximately 20 miles away. Combining the appeal of a traditional market town with excellent everyday amenities, it offers a range of shops, including a Tesco supermarket and petrol station, well-regarded schools, public houses, a library, sports and leisure facilities, and a doctor's surgery.

The town is particularly popular with commuters and families alike, benefiting from convenient access to Hull, York, and the wider region via the nearby M62 motorway network. Surrounded by attractive countryside yet offering all the essentials for modern living, Market Weighton provides an excellent balance of rural charm and connectivity.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door.

SITTING ROOM

4.57 x 4.46 (14'11" x 14'7")

Electric fire set in marble effect hearth, wooden mantle, radiator, stairs to first floor.

KITCHEN/DINER

2.62 x 4.43 (8'7" x 14'6")

Fitted with a range of wall and base units comprising stainless steel sink unit, extractor hood, plumbing for automatic washing machine, part tiled walls, dado rail, radiator, sliding doors to rear garden.

FIRST FLOOR

LANDING

Access to loft, cupboard housing hot water cylinder.

BEDROOM ONE

3.63 x 2.49 (11'10" x 8'2")

Fitted wardrobes, ceiling coving, radiator.

BEDROOM TWO

2.91 x 2.49 (9'6" x 8'2")

Fitted wardrobes, radiator.

BEDROOM THREE

2.51 x 1.87 (8'2" x 6'1")

Fitted cupboard, radiator.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C., part tiled walls, radiator.

OUTSIDE

Outside, the rear garden is predominantly laid to lawn and complemented by a paved seating area and a selection of established plants and shrubs, creating a private and inviting outdoor space to relax or entertain. The attached garage benefits from power and lighting, while the gravelled driveway provides convenient off-road parking for up to two vehicles

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

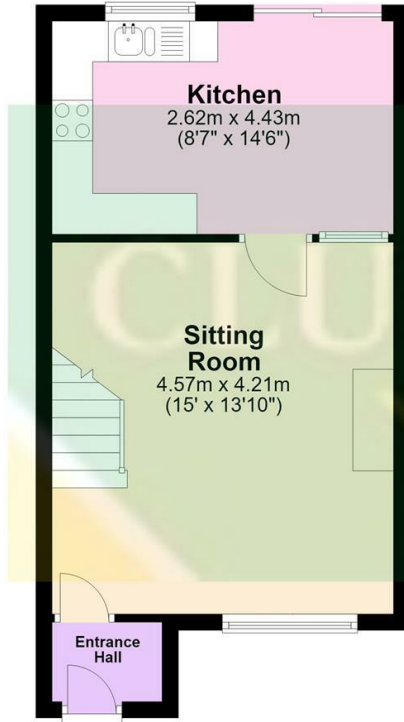
APPLIANCES

No Appliances have been tested by the Agent.



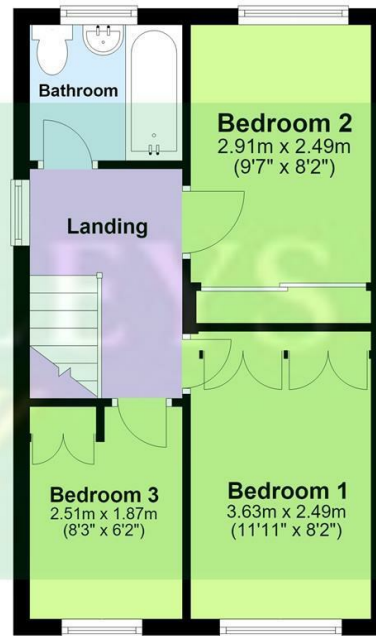
Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.9 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

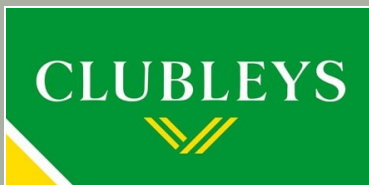
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.