

18, Springdale Road,
Market Weighton, YO43 3JT
£325,000



ABOUT THE PROPERTY

Tucked away in one of the town's most sought-after and rarely available locations, this detached bungalow offers a wonderful balance of privacy, greenery and convenience, with the old railway line providing an easy stroll into town.

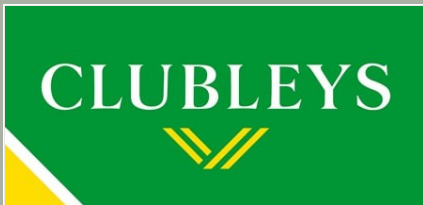
The accommodation is well proportioned throughout, centred around a spacious entrance hall with excellent storage. A dual-aspect sitting room enjoys patio doors opening to the garden and space for dining if desired. The fitted kitchen flows naturally into a bright conservatory, creating a lovely everyday living space with garden views in every direction. There are two double bedrooms and a shower room.

Outside, the beautifully established gardens wrap around the property, offering lawned areas, seating spaces and an abundance of mature trees, shrubs, flowers and hedging. To the front, a private lawned garden is screened by hedging, while a generous driveway provides ample parking and access to the garage.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D.







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Entrance hall with front entrance door, fitted storage cupboard, telephone point, ceiling coving, and radiator. Access is provided to a substantial loft space via a drop-down ladder. The loft is boarded, benefits from power and roof lights, and offers excellent additional storage space.

SITTING ROOM

6.43m max x 3.94m max (21'1" max x 12'11" max)
Dual-aspect room featuring an electric fire with a granite-effect hearth, stone-effect surround and mantel, TV aerial point, ceiling coving, radiator, and PVC patio doors leading to the garden.

KITCHEN

3.62m max x 2.79m max (11'10" max x 9'1" max)
Fitted with a range of wall and base units incorporating complementary work surfaces, a 1.5-bowl stainless steel sink unit, electric oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, and plumbing for an automatic washing machine. Cupboard housing wall mounted gas fired central heating boiler. Additional features include recessed ceiling lights, ceiling coving, tiled flooring, and a radiator.

CONSERVATORY

3.59m x 3.43m (11'9" x 11'3")
PVC windows to three sides and a polycarbonate roof. Additional features include tiled flooring, a radiator, and PVC doors leading to the garden.

BEDROOM ONE

3.20m x 3.60m (10'5" x 11'9")
Ceiling coving, radiator.

BEDROOM TWO

3.02m x 3.62m (9'10" x 11'10")
Radiator.

SHOWER ROOM

Fitted with a three-piece suite comprising a step-in shower cubicle, wash hand basin set within a vanity unit, and a low-flush WC. Additional features include fully tiled walls, recessed ceiling lighting, and a radiator.

OUTSIDE

Outside, the beautifully established gardens wrap

around the property, offering lawned areas, seating spaces and an abundance of mature trees, shrubs, flowers and hedging. To the front, a private lawned garden is screened by hedging, while a generous driveway provides ample parking and access to the garage.

GARAGE

3.65m max x 3.36m (11'11" max x 11'0")
Up and over door, power and light, rear door to garden.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.



Ground Floor

Approx. 103.5 sq. metres (1114.4 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

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.

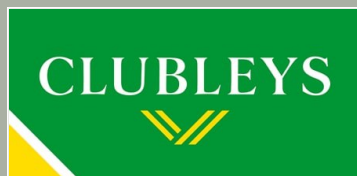
MORTGAGES

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.

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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.