



8, Cavendish Drive,
Market Weighton, YO43 3GY
£359,950



Total area: approx. 141.9 sq. metres (1527.8 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.

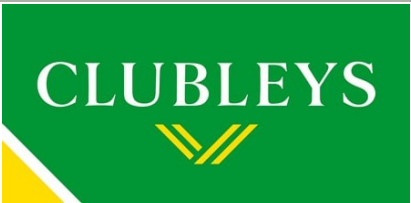
MATERIAL INFORMATION

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.

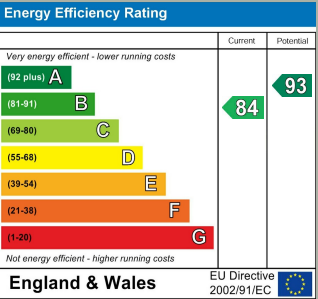
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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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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.



Beautifully presented throughout and designed with modern family living in mind, this exceptional home combines stylish interiors with an impressive open-plan kitchen, dining and living space that naturally becomes the heart of the home. Presented in true show home condition, the accommodation begins with a spacious entrance hall, generous sitting room and a stunning contemporary kitchen spanning the full width of the property. Complete with integrated appliances, a central island, dining and seating areas, bi-fold doors open onto the private rear garden, creating a seamless connection between inside and out. A utility room, WC and integral garage complete the ground floor.

Upstairs, four double bedrooms provide flexible family accommodation, including the main bedroom with fitted wardrobes, dressing area and en-suite. A stylish four-piece family bathroom serves the remaining bedrooms. Outside, the rear garden is a blank canvas ready to be personalised, offering a low-maintenance lawn, fenced boundaries and gated side access, while the front features a block-paved driveway leading to the integral garage. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, tiled floor, recessed ceiling lights, radiator, stairs to first floor.

SITTING ROOM

4.09m x 3.61m (13'5" x 11'10")
Bay window, T.V. aerial point, recessed ceiling lights, radiator.

OPEN PLAN FAMILY KITCHEN

4.51m x 5.59m (14'9" x 18'4")
Fitted with a range of wall and base units, Corian work surfaces, eye level microwave and oven, integrated fridge/freezer, integrated dishwasher, induction hob, extractor hood over, Island Unit, inset sink, breakfast bar fitted cupboard, tiled floor, recessed ceiling lights, radiator, door to garage.

UTILITY

Fitted with wall and base units, Corian work surfaces, plumbing for automatic washing machine, tiled floor, radiator, extractor.

W.C.

Low flush W.C., wash hand basin, tiled floor, part tiled walls, recessed ceiling lights, extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard, recessed ceiling lights, radiator.

BEDROOM ONE

3.27m x 3.56m (10'8" x 11'8")
T.V., aerial point, recessed ceiling lights, two radiators.

DRESSING AREA

Fitted wardrobes with sliding doors.

EN SUITE

Three piece suite comprising step in shower cubicle, wash hand basin, drawer under, low flush W.C., recessed ceiling lights, fully tiled walls, tiled floor, vertical heated towel rail, extractor.

BEDROOM TWO

3.34m x 3.07m (10'11" x 10'0")
Fitted wardrobes to one wall, T.V. aerial point, recessed ceiling lights, radiator.

BEDROOM THREE

2.56m x 3.57m (8'4" x 11'8")
T.V. aerial point, recessed ceiling lights, radiator.

BEDROOM FOUR

3.75m x 3.05m max (12'3" x 10'0" max)
T.V. aerial point, recessed ceiling lights, radiator.

BATHROOM

Four piece suite comprising panelled bath, step in shower cubicle, low flush W.C., wash hand basin with drawer under, fully tiled walls, tiled floor, recessed ceiling lights, vertical heated towel rail, shaver point, extractor.

OUTSIDE

Outside, the rear garden is a blank canvas ready to be personalised, featuring a low-maintenance lawn, fenced boundaries and gated side access. To the front, a block-paved driveway provides off-road parking and leads to the integral garage, with the added benefit of a fitted electric vehicle charging point.

GARAGE

5.77m x 2.88m (18'11" x 9'5")
The garage features an electric door, a wall-mounted gas-fired central heating boiler, and kitchen cupboard storage with a sink providing both hot and cold water.

ADDITIONAL INFORMATION

There is the option to have Wi-Fi wired into each room via Ethernet cabling for a fast and reliable internet connection.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

