Total area: approx. 81.5 sq. metres (877.7 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

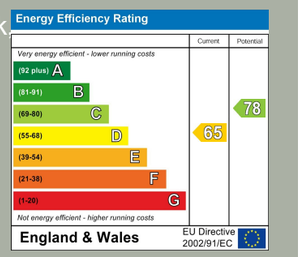
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

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



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.

96, York Road, Market Weighton, YO43 3EF
£250,000

A charming double-fronted two-bedroom cottage dating back to 1913, offering an exciting opportunity to update and modernise, with the true highlight found beyond its attractive frontage, a wonderfully private rear retreat featuring a generous lawned garden, mature trees and established shrubs. This characterful home also benefits from a garage, useful brick store and no onward chain, making it an appealing prospect for buyers looking to create something special. The accommodation comprises an entrance hall, sitting room, dining room, kitchen and rear porch, while upstairs offers two bedrooms and a spacious shower room. To the rear, a concrete courtyard provides access to the brick store before opening into the delightful enclosed garden, bordered by fencing and filled with greenery. At the front, a low hedge, central pathway, and established shrubs create an inviting first impression.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: B

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, fitted cupboard.

SITTING ROOM
3.94m x 3.70m (12'11" x 12'1")
Marble-effect fireplace and hearth with electric fire, radiator, and TV aerial point.

DINING ROOM
3.94m x 3.99m (12'11" x 13'1")
Coal effect gas fire, tiled hearth and wood surround. Cupboard to alcove, radiator.

KITCHEN
4.26m x 2.17m (13'11" x 7'1")
Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven with gas hob and extractor hood over, plumbing for automatic washer, wall mounted gas fired central heating boiler.

PORCH
Rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space, radiator.

BEDROOM 1
3.94m x 4.01m (12'11" x 13'1")
Radiator.

BEDROOM 2
2.95m x 2.34m (9'8" x 7'8")
Radiator, fitted cupboard housing hot water cylinder.

SHOWER ROOM
Three piece white suite comprising walk in shower cubicle, pedestal wash hand basin, low flush WC, radiator.

OUTSIDE
Outside, the property features an attractive front garden with a low hedge, central pathway, and established shrubs creating an inviting approach. To the rear, there is a private and enclosed garden with a concrete courtyard leading to a useful brick store and garage. Beyond this, the garden opens into a generous lawned area, bordered by fencing and enhanced by mature trees and established shrubs, offering a peaceful and well-established outdoor space.

GARAGE
6.29m x 2.66m (20'7" x 8'8")
Electric.

BRICK STORE
3.08m x 2.13m (10'1" x 6'11")
Electric.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.