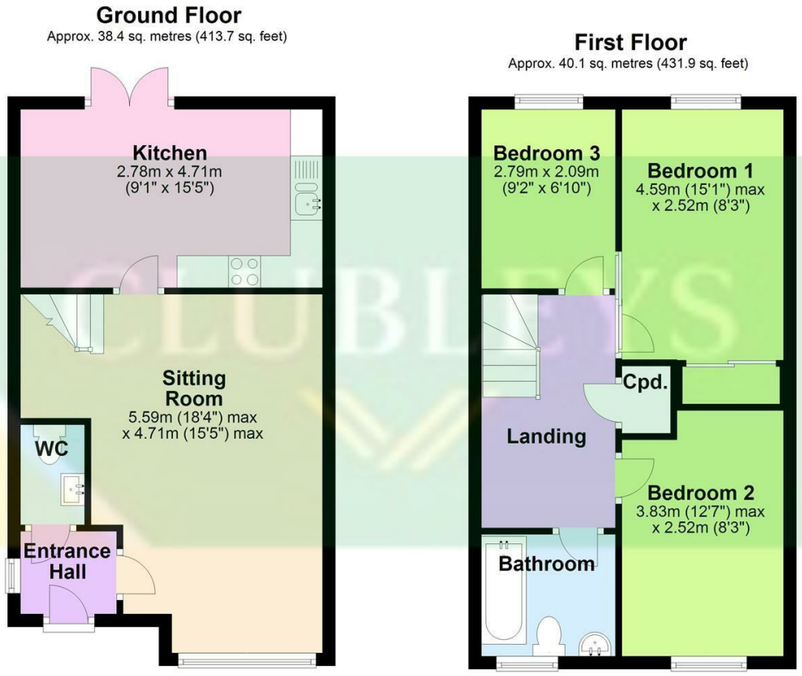


Total area: approx. 78.6 sq. metres (845.6 sq. feet)

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.

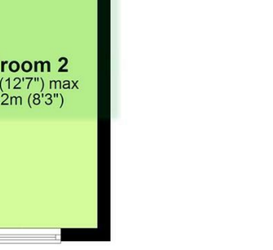
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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.

CLUBLEYS

14, Lyon Avenue, Market Weighton, YO43 3GP
£220,000



** NO ONWARD CHAIN ** At the end of the development, this three-bedroom home combines a more private setting with a south-facing garden made for long afternoons outside. Inside, the layout feels practical and well balanced. A generous sitting room provides comfortable everyday living, while the stylish kitchen/diner spans the rear, with integrated appliances and French doors creating an easy connection to the garden. Upstairs are three well-proportioned bedrooms and a modern family bathroom, with a ground-floor WC adding everyday convenience. Outside, the garden has been thoughtfully divided between paved seating and lawn, creating distinct spaces for dining, relaxing and play. Gated side access, a garden shed and block-paved parking for two cars complete a home that feels considered, easy to live in and ready to enjoy.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

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ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, radiator.

WC
Two piece white suite comprising low flush WC and wash hand basin. Partially tiled walls, recessed ceiling lights, extractor fan, tiled flooring, radiator.

SITTING ROOM
5.59m max x 4.71m max (18'4" max x 15'5" max)
Radiator, television point, stairs leading to first floor.

KITCHEN
2.78m x 4.71m (9'1" x 15'5")
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Electric oven, gas hob with extractor hood over. Integrated fridge freezer, integrated dishwasher, cupboard housing gas fired central heating boiler. Recessed ceiling lights, radiator, tiled flooring, PVC French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space, fitted cupboard.

BEDROOM ONE
4.59m max x 2.52m (15'0" max x 8'3")
Radiator, fitted wardobes to one wall.

BEDROOM TWO
3.83m max x 2.52m (12'6" max x 8'3")
Radiator.

BEDROOM THREE
2.79m x 2.09m (9'1" x 6'10")
Radiator.

BATHROOM
Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC. Wash hand basin, partially tiled walls, tiled flooring, recessed ceiling lights, extractor fan, radiator.

OUTSIDE
Outside, the rear garden has been thoughtfully sectioned to include a paved and block paved seating area, a small gated fence leading to a lawned space with garden shed, all enclosed by fence boundaries with side gated access.

ADDITIONAL INFORMATION
The vendor informs us that the property is subject a service charge of £203.02 per annum. However, this may be subject to change and will be confirmed by solicitors.

SERVICES
Mains gas, electricity, drainage and water.

APPLIANCES
No appliances have been tested by the Agent.

MATERIAL INFORMATION
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