

# CLUBLEYS



Plot 5a, Layton Place,  
Market Weighton, YO43 3HN

**£185,000**



## THE LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

## THE PROPERTY

The three bedroom Coxwold boasts an open plan kitchen/diner and spacious lounge creating a modern family home. Bi-fold doors provide access to the patio area and extensive lawned garden. Upstairs are three bedrooms with the master having an en-suite shower room. This impressive property comes with high specification fixtures and fittings with meticulous attention paid to every detail of this wonderful home.

**\*\*Please note that all images are for illustration purposes only\*\***

## THE ACCOMMODATION

All living rooms, stairs, landing and bedrooms will be carpeted. Luxury cushion vinyl will be fitted in kitchens, hallways, bathroom, WC's and en-suites.

### ENTRANCE HALL

Front entrance door.

**SITTING ROOM** 16'1" x 10'8" (4.89m x 3.26m)  
TV aerial outlet, radiator.

**DINING KITCHEN** 12'2" max x 14'9" (3.70m max x 4.49m)  
Fitted with a range of wall and base units comprising work surfaces, sink unit, electric oven with gas hob and extractor over.  
Radiator. Bi-fold doors to the rear garden.

### CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin, radiator, extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space.

**BEDROOM 1** 10'10" x 11'3" max (3.29m x 3.44m max)  
Radiator.

### EN-SUITE

**BEDROOM 2** 10'10" x 7'10" (3.30m x 2.39m)  
Radiator.

**BEDROOM 3** 7'3" x 6'7" (2.20m x 2.00m)  
Radiator.

### BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath, radiator, extractor fan.

### ADDITIONAL INFORMATION

The Coxwold will have an 18kw Ideal Vogue system boiler with separately zoned ground and first floor heating controls, 250ltr unvented stainless steel cylinder, Stelrad softline radiators and Danfoss thermostatic radiator valves. The boiler comes with a 10 year guarantee.

The properties are covered with a 10 year structural warranty provided by Premiere Guarantee.

A non refundable £500 reservation fee will be required to secure properties.

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\*\*E&OE\*\*

### OUTSIDE

Lawned gardens to the front and rear with fence boundaries.

### APPLIANCES

No appliances have been tested by the agent.

### SERVICES

Mains water, gas, electricity and drainage.

### LOCAL AUTHORITY

East Riding of Yorkshire Council

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### 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.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.**

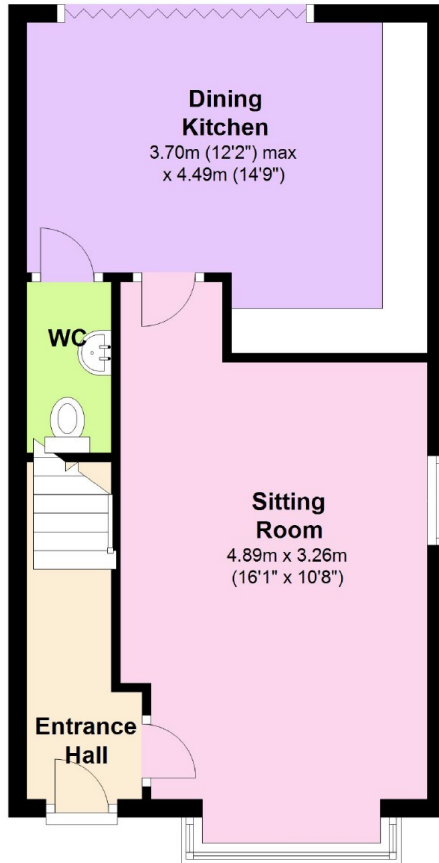
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

## Floor Plan

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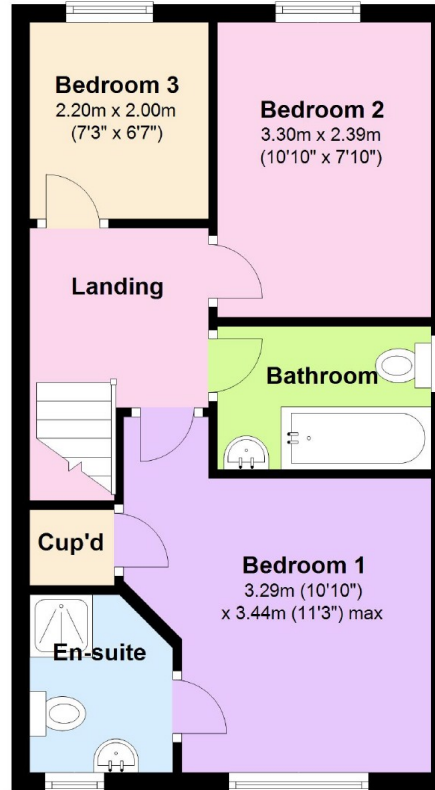
### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 74.6 sq. metres (802.7 sq. feet)

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Plan produced using PlanUp.

# CLUBLEYS

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