



135 Shipman Road,
Market Weighton YO43 3RA
£285,000



ABOUT THE PROPERTY

Situated on a popular development in a prime position with spacious accommodation on offer, this six bedroom detached house offers versatile accommodation arranged over three floors. Downstairs is a spacious lounge open through to the dining room with double doors to the light and airy conservatory overlooking the well manicured gardens. The good sized dining kitchen leads off to a useful utility room with further access to the garden.

Upstairs are four sizable bedrooms with the master boasting a modern shower room, and a family bathroom. To the top floor are two further bedrooms offering an abundance of opportunity for the new owner. Outside offers ample parking including an integral garage, and tidy lawns to the front and rear.

Viewing is highly recommended to view this idyllic family home.





Total area: approx. 183.3 sq. metres (1973.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 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.

ROOM MEASUREMENTS

ENTRANCE HALL		BEDROOM 5	4.37m x 3.62m
WC		BEDROOM 6	4.27m x 3.46m
SITTING ROOM	5.48m x 3.53m	GARAGE	4.92m x 2.52m
DINING ROOM	3.53m x 3.34m		
KITCHEN	4.47m x 2.84m		
UTILITY ROOM	1.98m x 1.71m		
CONSERVATORY	3.61m x 3.15m		
LANDING			
BEDROOM ONE	3.61m x 3.56m		
EN SUITE			
BEDROOM TWO	3.64m x 2.60m		
BEDROOM THREE	3.52m x 2.06m		
BEDROOM FOUR	2.86m x 2.60m		
BATHROOM	2.28m x 1.71m		
LANDING			



AGENTS NOTE

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 &
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.

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.





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.

TRAVEL



1.3
Miles

A1079



17
Miles

A64



9
Miles

M62

APPROX

Distance by (Car)



21
Miles

York



47
Miles

Leeds



18
Miles

Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

60 - 64 Market Place, Market Weighton, York, YO43 3AL

01430 874000

mw@clubleys.com

www.clubleys.com

