

CLUBLEYS



5 Bell Garth,  
Market Weighton YO43 3GQ  
Offers over £195,000



A light and spacious three bedroom semi detached family home located on a new development by Bellway homes. Situated off Londesborough Road, the property is situated only a short walk from the town centre and its amenities. Offering bright, modern accommodation which briefly comprises an entrance hallway, cloakroom, sitting room, kitchen/diner. Upstairs there are three bedrooms and a family bathroom. Outside the property offers a block paved driveway to the front with access to the rear garden. With gas central heating and double glazing, this is a delightful home sure to appeal to a variety of buyers.

**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 ACCOMMODATION COMPRISES ENTRANCE HALL**

Front entrance door, laminate flooring.

**CLOAKROOM**

Two piece white suite comprising low flush WC, wash hand basin, part tiled walls, recessed ceiling lights, laminate flooring.

**SITTING ROOM**

5.59m max x 4.71m max (18'4" max x 15'5" max)

TV aerial outlet, radiator, laminate flooring, 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, 1.5 bowl stainless steel sink unit, electric oven with gas hob and extractor fan over, integrated fridge and freezer, integrated washer, laminate flooring, radiator and cover, cupboard housing wall mounted gas fired central heating boiler, French doors to rear garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Fitted cupboard.

**BEDROOM 1**

4.59m max x 2.52m (15'1" max x 8'3")

Radiator, TV aerial point.

**BEDROOM 2**

3.83m max x 2.52m (12'7" max x 8'3")

Radiator, access to loft space which is part boarded.

**BEDROOM 3**

2.79m x 2.09m (9'2" x 6'10")

Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin, part tiled walls, radiator, recessed ceiling lights.

**OUTSIDE**

The south facing rear garden offers potential buyers the opportunity to put their own stamp on it. With fence boundaries and side gated access.

**ADDITIONAL INFORMATION**

8 year NHBC warranty.

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

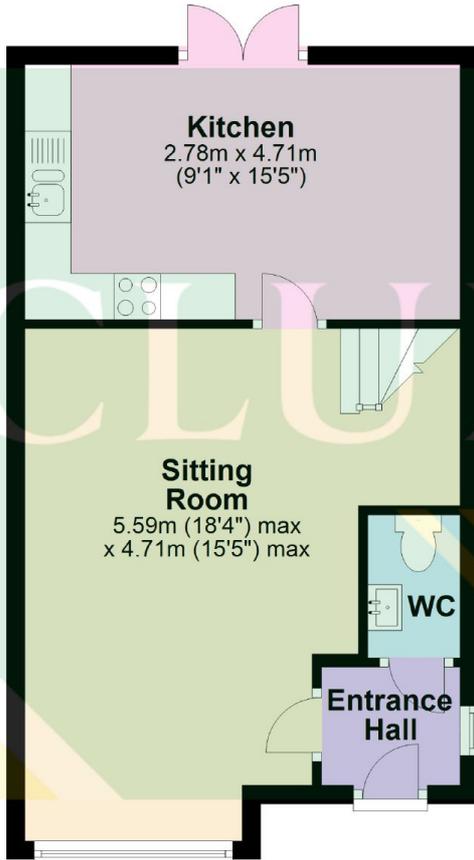
**LOCAL AUTHORITY**

East Riding of Yorkshire Council B



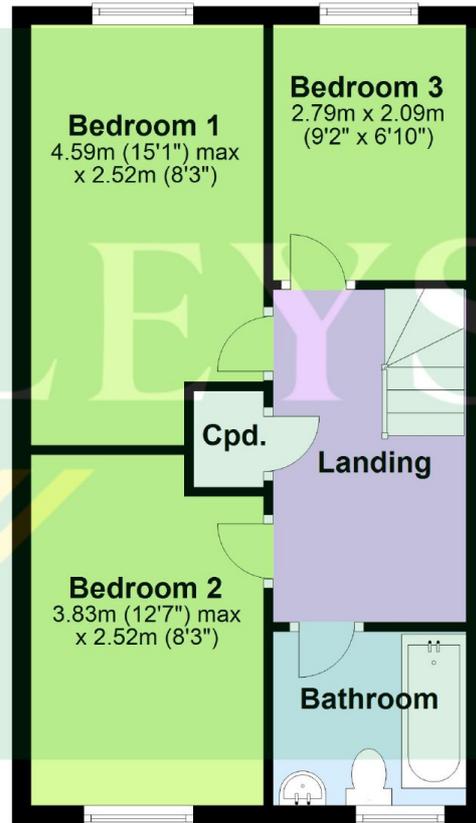
## Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 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.

### 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](mailto:mortvals@dial.pipex.com)

### FREE VALUATIONS FOR SALE

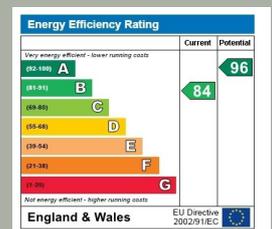
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto: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 Services Authority



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