

CLUBLEYS



4 Kings Court,
Market Weighton YO43 3FN
£155,000



An exciting opportunity to acquire a modern two bedroom property that stands in a sought after location towards the outskirts of Market Weighton, yet handy for the local Primary Schools and range of local amenities. The house cannot fail to impress having a contemporary kitchen and modern shower room and cloakroom fittings. The lounge that stands to the front of the house is spacious in size and has stairs off to the first floor, a door provides access to the cloakroom and fitted cupboard currently used as a larder. The dining kitchen which is extremely well fitted with a modern and sleek design has plenty of room for a table and chairs, ideal for entertaining those nearest and dearest. Upstairs there are two double bedrooms and shower room. The enclosed rear garden is laid mostly to lawn with a paved patio area directly adjacent to the house. A garage stands to the rear of the of the house with private parking area.

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, radiator.

SITTING ROOM

5.12M X 3.63M (16'10" X 11'11")
Stairs to first floor, radiator x2, light coloured wooden flooring, TV aerial point, telephone point.

INNER HALLWAY

Fitted cupboard.

WC

Modern two piece white suite comprising low flush WC and wash hand basin set in vanity unit, extractor fan, light coloured wooden flooring.

KITCHEN

2.83M X 3.63M (9'3" X 11'11")
Fitted with a range of contemporary wall and base units with white gloss front comprising granite effect work surfaces, one and a half bowl sink unit, electric oven, gas hob with extractor over, integrated dishwasher, integrated washer/dryer, integrated fridge freezer, radiator, cupboard housing wall mounted gas fired central heating boiler, laminate flooring, recessed ceiling lights, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

3.16M X 3.50M (10'4" X 11'6")
Radiator, TV aerial point, fitted cupboard.

BEDROOM TWO

2.88M X 3.63M (9'5" X 11'11")
Radiator.

SHOWER ROOM

Three piece modern white suite comprising shower cubicle housing electric shower, pedestal wash hand basin, low flush WC, part tiled walls, radiator, extractor fan.

OUTSIDE

The rear garden is laid to lawn with a paved patio area. Fence and walled boundaries with side gated access. Single garage with parking.

GARAGE

Up and over door, power and light.
Leasehold on long term lease.

ADDITIONAL INFORMATION

SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

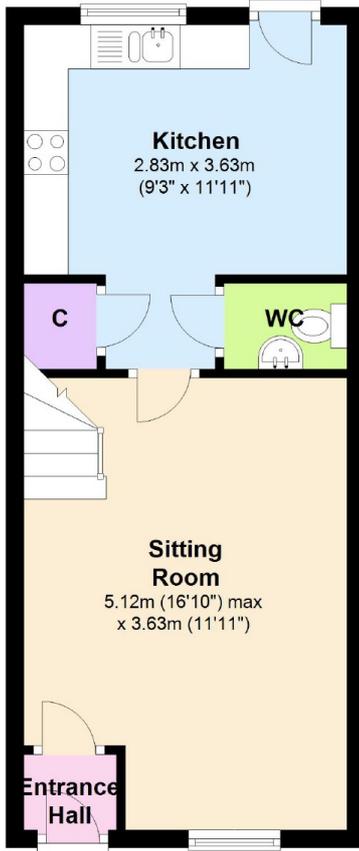
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B



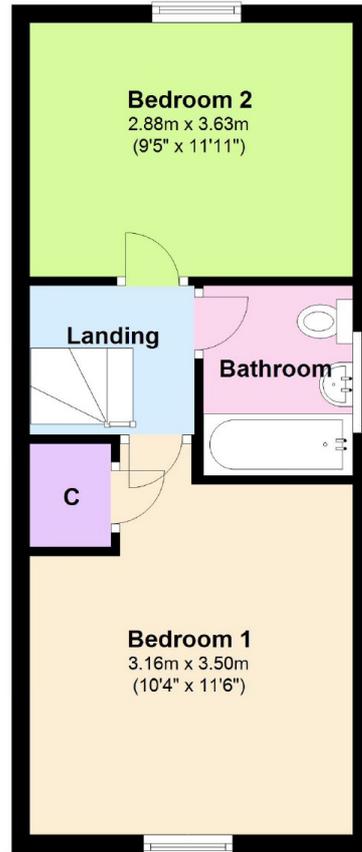
Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 68.6 sq. metres (737.9 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

FREE VALUATIONS FOR SALE

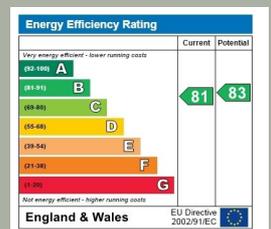
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

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 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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