

CLUBLEYS



73 Hill Rise,  
Market Weighton YO43 3JX  
£240,000



Spacious, extended family accommodation in a highly sought after area of Market Weighton. This detached house offers well appointed accommodation arranged over two floors. To the downstairs is a light and airy lounge offering plentiful space with the addition of a bay window. The extended kitchen overlooks the mature rear garden as does the dining room with sliding doors onto the patio area perfect for al fresco dining. There are also the desirable benefits of a utility room directly off the kitchen and a downstairs WC. Upstairs hosts four bedrooms with an en suite to the master, and a family bathroom. Viewing is highly recommended to appreciate this delight of a property.

**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**

PVC side entrance door, stairs to first floor with cupboard under, radiator, coved ceiling.

**CLOAKROOM**

Two piece light coloured suite comprising low flush WC and wash hand basin with tiled splash back, radiator, coved ceiling.

**SITTING ROOM**

3.25M X 5.52M (10'8" X 18'1")

Coal effect gas fire with surround and hearth, TV and telephone points, radiator, coved ceiling.

**KITCHEN**

4.28M X 2.92M (14'1" X 9'7")

Fitted with a range of wall and base units comprising work surface, 1.5 bowl sink unit, electric oven with gas hob and extractor hood over, partially tiled walls, wall mounted gas fired central heating boiler, integral dishwasher, coved ceiling, radiator, PVC rear entrance door.

**UTILITY ROOM**

Fitted with base units, plumbing for automatic washing machine, telephone point, extractor fan, radiator.

**DINING ROOM**

5.20M X 2.65M (17'1" X 8'8")

Ceiling coving, radiator, patio doors to rear.

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

Access to roof space, airing cupboard housing hot water cylinder.

**BEDROOM ONE**

3.01M X 3.04M (9'11" X 10'0")

Fitted mirrored wardrobes to one wall, radiator.

**EN SUITE**

Three piece light coloured suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, partially tiled walls, radiator.

**BEDROOM TWO**

3.24M X 2.69M (10'8" X 8'10")

Radiator.

**BEDROOM THREE**

3.29M X 1.97M (10'10" X 6'6")

Radiator.

**BEDROOM FOUR**

2.37M X 2.81M (7'9" X 9'3")

Radiator.

**BATHROOM**

Three piece light coloured suite comprising panel bath, pedestal wash hand basin, low flush WC, radiator, partially tiled walls.

**OUTSIDE**

Immediately beyond the property is a paved patio seating area leading onto a lawned garden with various mature flowers and shrubs. Lawned garden to the front with side driveway leading to the garage.

**GARAGE**

4.91m x 2.40m (16'1" x 7'10")

Up and over door, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains gas, water, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

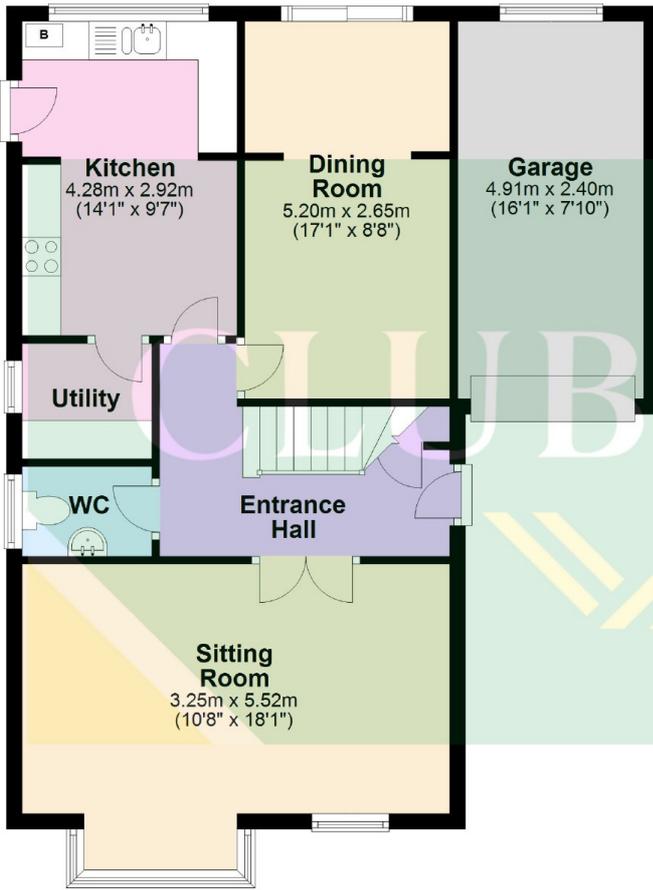
**LOCAL AUTHORITY**

East Riding of Yorkshire Council- Band D



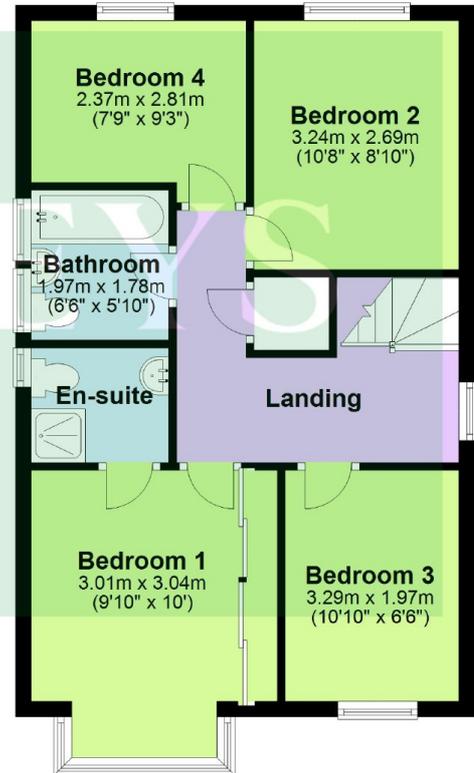
## Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



## First Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Total area: approx. 121.7 sq. metres (1310.5 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

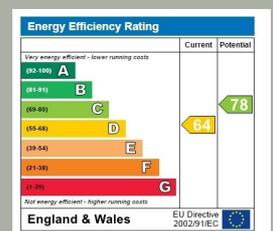
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

### 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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