

CLUBLEYS



8 Manor Fields,  
Market Weighton YO43 3JW  
£425,000



A wonderful opportunity to acquire an individually designed four bedroom detached family home that stands in a most sought after cul-de-sac location close to the town centre. Viewing is strongly recommended to fully appreciate the spacious accommodation briefly comprising entrance hall, kitchen, utility room, dining room, sitting room, garden room, WC, master bedroom with en suite, three further bedrooms and family bathroom. The property will continue to impress once outside having good sized mature gardens and block set driveway to the front providing parking for numerous cars and access to a double garage. To summarise, an impressive property standing on an enviable plot in a delightful location.

**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 PORCH**

Front entrance door.

**ENTRANCE HALL**

PVC front entrance door, stairs to first floor, under stairs cupboard, dado rail, coved ceiling, radiator x 2, telephone point.

**KITCHEN**

4.81m x 5.17m (15'9" x 17'0")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, Induction hob with extractor hood over, eye level double electric oven, integral dishwasher, integral fridge/freezer, larder cupboard, matching dresser, tiled floor, partially tiled walls, recessed ceiling lights, coved ceiling, radiator x 2, telephone point.

**UTILITY**

1.71m x 2.83m (5'7" x 9'3")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, broom cupboard, plumbing for automatic washing machine, vented for tumble drier, radiator, PVC rear entrance door, tiled floor.

**DINING ROOM**

3.76m x 3.71m max (12'4" x 12'2" max)

Radiator, dado rail, coved ceiling, wall light point, TV aerial point.

**SITTING ROOM**

6.80m x 4.25m (22'4" x 13'11")

Electric fire set on marble hearth with marble effect surround, radiator x 2, dado rail, coved ceiling, wall light points, TV aerial point, double doors leading to the garden room.

**GARDEN ROOM**

4.23m x 3.95m (13'11" x 13'0")

PVC windows and French doors leading garden, tiled floor, radiator.

**WC**

Two piece light coloured suite comprising low flush WC, pedestal wash hand basin, tiled floor, partially tiled walls, coved ceiling, extractor fan, radiator.

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

Access to loft space, airing cupboard housing hot water cylinder, radiator x 2, dado rail, coved ceiling.

**MASTER BEDROOM**

6.23m x 5.33m (20'5" x 17'6")

Fitted wardrobes with three matching drawer units, radiator x 2, TV aerial and telephone point.

**EN SUITE**

Four piece light coloured suite comprising panelled bath, step in shower cubicle, low flush WC, wash hand basin set on vanity unit, radiator, tiled floor, partially tiled walls, shaver point, coved ceiling, extractor fan, fitted cupboard.

**BEDROOM TWO**

4.80m x 2.85m (15'9" x 9'4")

Fitted wardrobes, radiator, coved ceiling, TV aerial and telephone point, door leading to the bathroom.

**BEDROOM THREE**

4.25m x 2.87m (13'11" x 9'5")

Fitted wardrobes, radiator, coved ceiling, TV aerial and telephone point.

**BEDROOM FOUR**

3.73m x 2.95m (12'3" x 9'8")

Radiator, coved ceiling, TV aerial and telephone point. Currently being used as a study.

**BATHROOM**

Four piece light coloured suite comprising panelled bath, step in shower cubicle, low flush WC, pedestal wash hand basin, radiator, tiled floor, partially tiled walls, Velux window.

**OUTSIDE****GARAGE**

6.28m x 6.05m (20'7" x 19'10")

Electric double up and over door, radiator, double UPVC rear doors leading to the garden.

**GARDEN**

The well maintained rear garden is laid mostly to lawn with large paved patio area and fenced/brick wall boundaries. To the front of the property the large block paved driveway leads to the double garage and provides ample parking.

**ADDITIONAL INFORMATION****SERVICES**

Mains gas, water, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent. BT Line to the property.

**LOCAL AUTHORITY**

East Riding of Yorkshire Council -Band F



**Ground Floor**  
Approx. 106.2 sq. metres (1142.9 sq. feet)



Total area: approx. 213.5 sq. metres (2297.9 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**

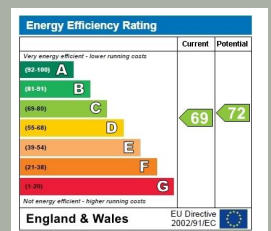
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

**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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