

CLUBLEYS



Albion House, 133 York Road,
Market Weighton YO43 3EE
Guide price £120,000



Albion House is looking for a new owner, one which will look beyond its flaws and appreciate the huge amount of potential it has to offer. The accommodation comprises of a front entrance hall that leads on to a formal lounge, sitting room and kitchen with large shelved pantry. Upstairs there are three bedrooms and bathroom. The property stands towards the outskirts of the town and benefits from an extensive garden to the rear. This honest property is crying out to be loved again and brought back to its former glory. There is no chain involved so call us today to arrange a viewing!



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, stairs leading to first floor.

LOUNGE

3.86m x 3.38m (12'8" x 11'1")

Electric fire with tiled hearth and surround, ceiling coving, telephone point, arch to sitting room.

SITTING ROOM

3.79m x 3.59m max (12'5" x 11'9" max)

Electric fire with tiled hearth and surround, fitted cupboard in recess, under stairs cupboard.

KITCHEN

3.46m x 3.03m (11'4" x 9'11")

Fitted wall and base units comprising work surfaces, part tiled walls, Pvc rear entrance door.

PANTRY

3.03m x 2.46m (9'11" x 8'1")

Shelved pantry.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

4.58m x 3.86m (15'0" x 12'8")

Feature fireplace.

BEDROOM 2

3.79m x 2.84m (12'5" x 9'4")

Telephone point.

BEDROOM 3

3.46m x 3.03m (11'4" x 9'11")

Feature fireplace.

BATHROOM

3.03m x 2.46m (9'11" x 8'1")

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin, cupboard housing hot water cylinder, chrome heated towel rail, part tiled walls.

OUTSIDE

The property stands towards the outskirts of the town and benefits from an extensive garden to the rear.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

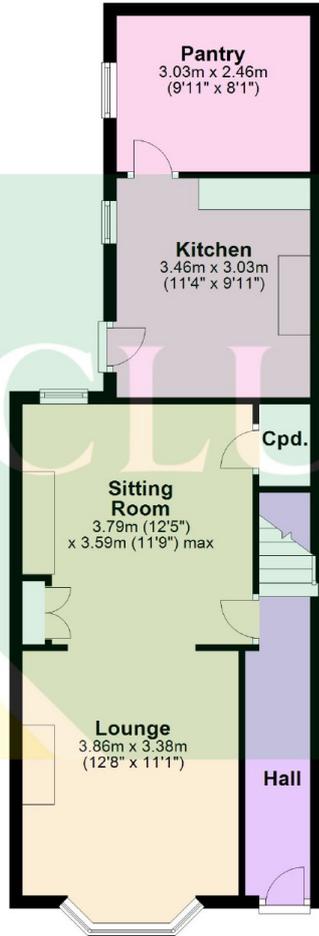
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B



Ground Floor

Approx. 53.6 sq. metres (577.5 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 107.7 sq. metres (1159.1 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.

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.

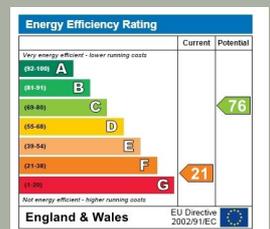
MORTGAGES

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.



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