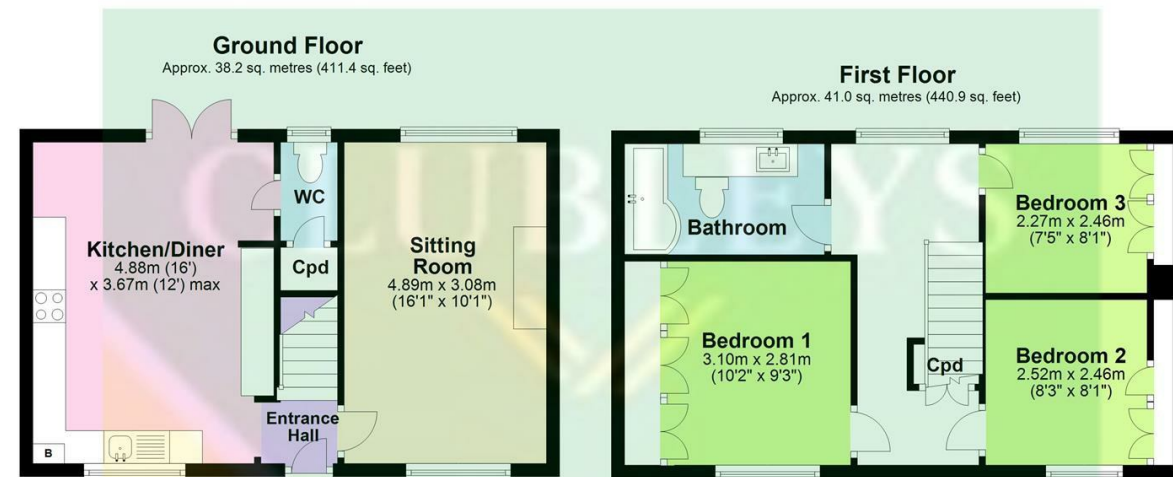




85, Princess Road,
Market Weighton, YO43 3BT
£210,000



Total area: approx. 79.2 sq. metres (852.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



AGENTS NOTES

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 and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

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 a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

**** VIDEO TOUR AVAILABLE **** A beautifully presented three-bedroom double-fronted home with generous proportions throughout, this attractive property is sure to impress with its stunning fitted kitchen diner and well-sized rear garden. Designed for modern family living, the spacious kitchen enjoys lovely garden views with French doors opening onto a paved patio seating area with pergola, leading to a predominantly lawned garden of a good size, enclosed by fence and hedge boundaries. The well-proportioned accommodation comprises an inviting entrance hall with stairs to the first floor, a comfortable sitting room, three well-sized bedrooms, and a modern family bathroom. Further benefits include side gated access, a concrete sectional store, garden shed, and a low-maintenance stone driveway to the front providing convenient off-street parking.

Tenure: Freehold. East Riding of Yorkshire Council BAND: A.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC Front entrance door, stairs leading to first floor.

SITTING ROOM

4.89m x 3.08m (16'0" x 10'1")

Dual aspect, two radiators, space for freestanding bioethanol fire, laminate flooring.

KITCHEN/DINER

4.88m x 3.67m max (16'0" x 12'0" max)

Fitted with a range of wall and base units with complementary quartz worktops and a ceramic sink. Includes a four-ring hob with stainless steel extractor hood, electric oven, and plumbing for an automatic washing machine and dishwasher. There is a cupboard housing the central heating boiler, recessed ceiling lighting, and a vertical panelled radiator. French doors open onto the rear garden.

WC

Low level WC, partially tiled walls, fitted cupboard, laminate flooring.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, panelling, recessed ceiling lights, radiator and fitted cupboard.

BEDROOM 1

3.10m x 2.81m (10'2" x 9'2")

Fitted wardrobes to one wall, laminate flooring, radiator.

BEDROOM 2

2.52m x 2.46m (8'3" x 8'0")

Fitted wardrobe and shelving unit to one wall, recessed ceiling lights and radiator.

BEDROOM 3

2.27m x 2.46m (7'5" x 8'0")

Fitted wardrobes to one wall, recessed ceiling lights and radiator.

BATHROOM

Three-piece white suite comprising a low flush WC and a wash hand basin set within a vanity unit with a chrome mixer tap. Panelled bath with rainfall shower over, glass shower screen, and chrome mixer tap. The bathroom also benefits from partially tiled walls, recessed ceiling lighting, a chrome ladder-style radiator, and laminate flooring.

OUTSIDE

Outside, the property enjoys a well-sized, predominantly lawned rear garden, enclosed by fence and hedge boundaries for privacy. A paved patio seating area with pergola provides an ideal space for outdoor dining and relaxation, directly accessed via French doors from the kitchen diner. The garden also benefits from side gated access, a concrete sectional store, and a garden shed for additional storage. To the front, a low-maintenance stone driveway provides convenient off-street parking.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

