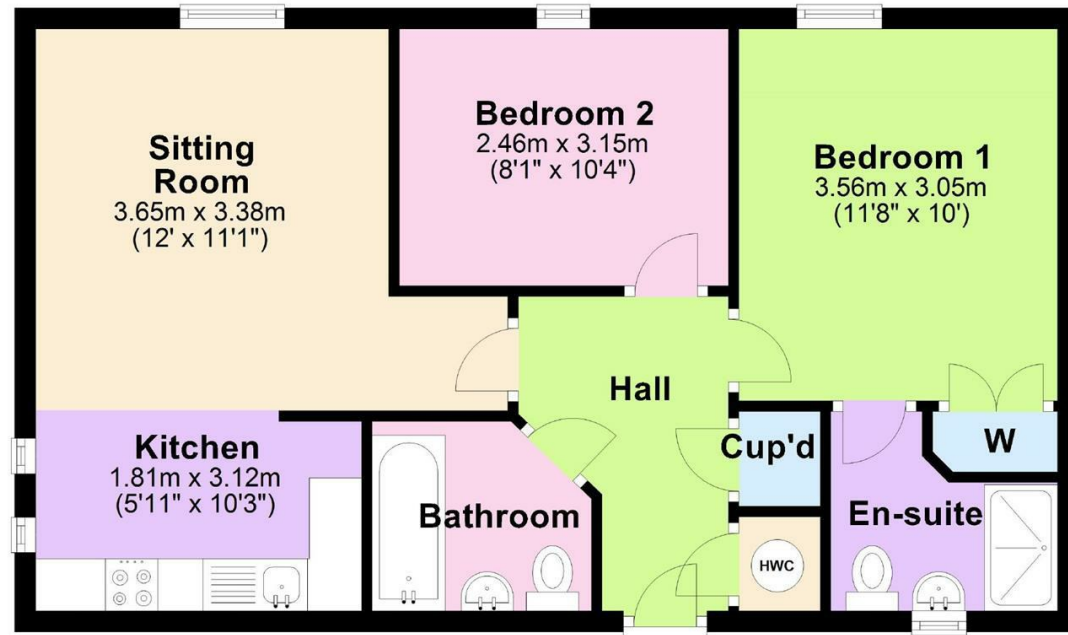


2, Finkle Court,
Market Weighton, YO43 3LZ
£110,000



Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 54.4 sq. metres (585.8 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

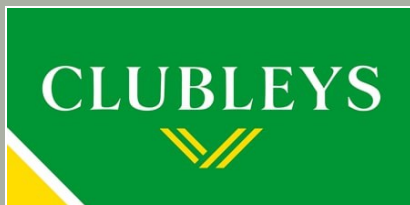
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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YO43 3AL
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mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(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.

Set within a small, well-maintained development, this recently refreshed ground floor apartment offers bright, accessible living in a highly regarded location.

Recently redecorated throughout and complemented by newly fitted carpets, the apartment is ready to move straight into. The spacious open-plan sitting room and kitchen create a welcoming living space, ideal for both everyday life and entertaining. An inner hallway leads to two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a separate bathroom serves the remainder of the accommodation.

Designed to offer comfortable single-level living, the property is well suited to a range of buyers seeking a practical and low-maintenance home. Outside, there is allocated parking, and the apartment is conveniently positioned within easy reach of the town centre, making it an excellent choice in a sought-after setting.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, electric heater, two fitted cupboards, one housing hot water cylinder.

KITCHEN

3.12 x 1.81 (10'3" x 5'11")

Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, electric oven, ceramic hob with extractor over, partially tiled walls, plumbing for automatic washing machine.

SITTING ROOM

3.65 x 3.38 (12'0" x 11'1")

Electric heater, TV and telephone point.

BEDROOM ONE

3.56 x 3.05 (11'8" x 10'0")

Electric heater, fitted wardrobe.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, partially tiled walls, ladder style radiator, extractor fan.

BEDROOM TWO

3.15 x 2.46 (10'4" x 8'1")

Electric heater.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush WC, ladder style radiator, recessed ceiling lights, part tiled walls, shaver point.

OUTSIDE

Allocated car parking space, cycle storage and wheelie bin storage.

ADDITIONAL INFORMATION

Management fee approximately £75 per calendar month and ground rent £150 per year (figures should be verified through solicitors).

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.