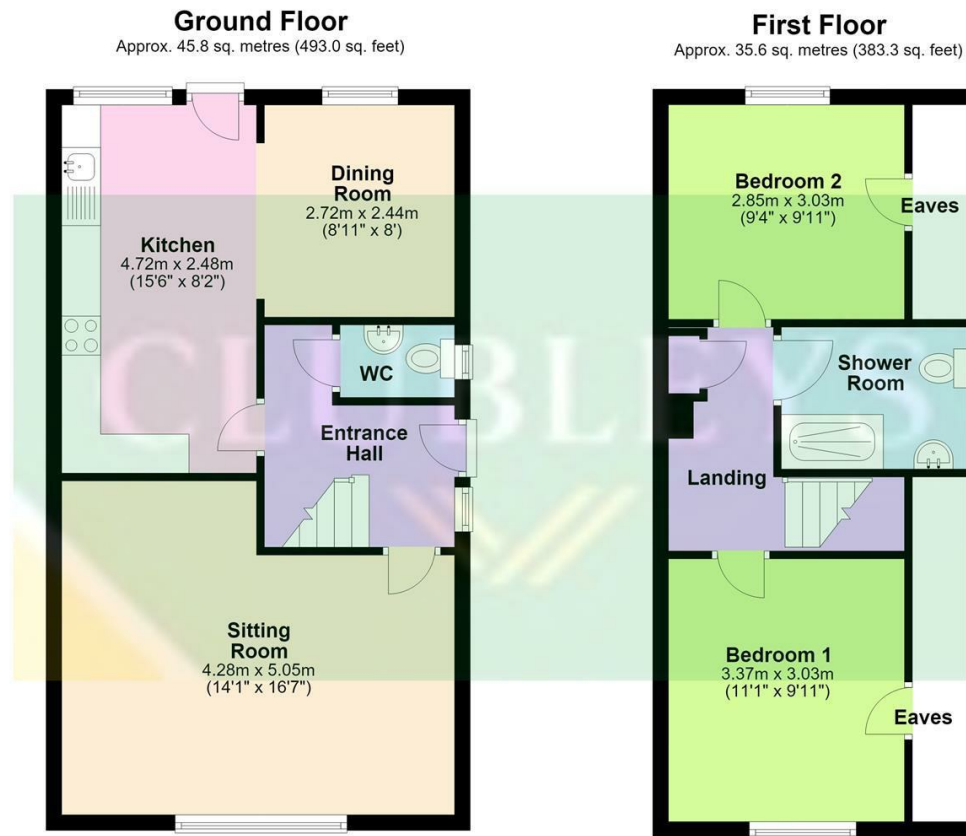




34, Millbeck Close,  
Market Weighton, YO43 3YA  
£245,000



Total area: approx. 81.4 sq. metres (876.4 sq. feet)



**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](mailto: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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(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.

Few homes offer the balance of privacy, outdoor space and convenience found here, with a generous south-facing garden, ample parking, garage and a sought-after setting just a short walk from both the town centre and countryside walks.

Beautifully maintained and significantly upgraded by the current owners, the property is ready to move straight into. The accommodation includes a welcoming entrance hall, cloakroom, spacious sitting room and a well-appointed kitchen opening into the dining area, both enjoying views over the garden.

Upstairs are two double bedrooms and a contemporary shower room, while outside the south-facing garden provides an excellent level of privacy, with lawn, patio seating areas and useful outbuildings.

A superbly presented home in a location that continues to be highly sought after.

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



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**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

PVC entrance door opening into the hallway, with laminate flooring, radiator, and stairs leading to the first floor with a useful downstairs cupboard.

**WC**

Two piece white suite comprising low flush WC, wash hand basin with tiled splash back, laminate flooring.

**SITTING ROOM**

4.28m x 5.05m (14'0" x 16'6")

Ceiling coving, laminate flooring, TV aerial point, telephone point, two radiators.

**KITCHEN**

4.72m x 2.48m (15'5" x 8'1")

Fitted with a range of wall and base units incorporating work surfaces, a single drainer stainless steel sink unit, electric oven and hob with extractor hood over, radiator, plumbing for an automatic washing machine, and an integrated fridge freezer. Open plan to...

**DINING ROOM**

2.72m x 2.44m (8'11" x 8'0")

Laminate flooring, radiator, ceiling coving.

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

Access to the loft space, which is boarded and fitted with lighting, and houses the wall-mounted gas-fired central heating boiler. Radiator and fitted storage cupboard.

**BEDROOM 1**

3.37m x 3.03m (11'0" x 9'11")

Radiator, access to part boarded eaves storage space.

**BEDROOM 2**

2.85m x 3.03m (9'4" x 9'11")

Radiator, access to part boarded eaves storage space.

**SHOWER ROOM**

A three-piece white suite comprising a walk-in shower cubicle, pedestal wash hand basin and low-flush WC, with part shower-boarded walls.

**OUTSIDE**

The private south-facing garden is a real highlight, featuring a generous lawn, patio seating area and mature boundaries that create a wonderful sense of seclusion. To the front, a low-maintenance driveway provides ample parking and access to the garage.

**GARAGE**

Garage with up-and-over door, side personnel door, plumbed for automatic washer, power and light.

**ADDITIONAL INFORMATION**

The current owners have significantly improved the property during their ownership, including the installation of a new gas-fired central heating boiler and radiators, a newly fitted kitchen, updated electrical works including a replacement consumer unit, and new flat roofs to both the garage and bathroom. The property has also been redecorated throughout, with the majority of carpets and floor coverings replaced, along with a new driveway and fencing, creating a home that is ready to move straight into.

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

