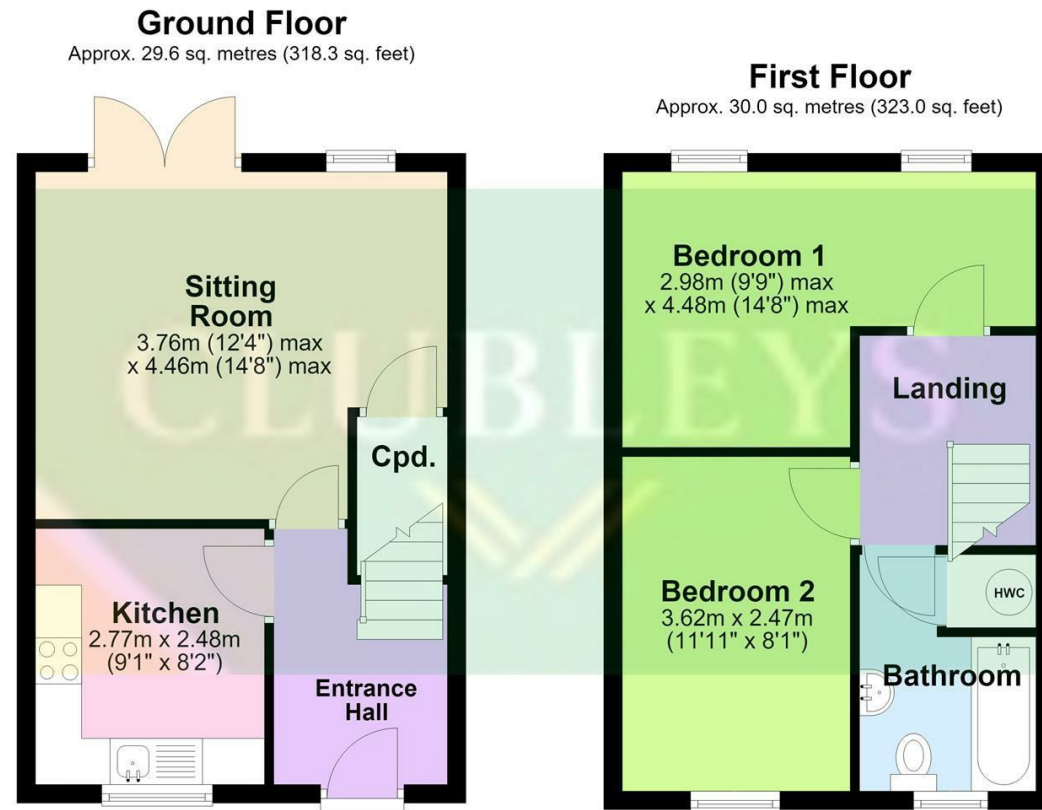




3, Lambert Close,
Market Weighton, YO43 3BE
£155,000



Total area: approx. 59.6 sq. metres (641.3 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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

A well-maintained end-terrace home offering an easy, low-maintenance lifestyle, with fresh neutral décor and newly fitted carpets creating a move-in-ready feel from day one. Ideal for first-time buyers, downsizers or those seeking a convenient lock-up-and-leave home, this tidy property combines practical living with future potential to personalise over time. The accommodation comprises an entrance hall, fitted kitchen and a spacious sitting room with ample room for dining, together with useful storage cupboards. Upstairs are two double bedrooms and a bathroom. Outside, the enclosed rear garden has been designed for easy upkeep with a paved garden, fenced boundaries and gated side access. To the front, there is off-road parking for two cars along with an additional bin storage area.

Tidy, well maintained and centrally located, this is a home that feels immediately comfortable while still offering scope to make it your own.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

No appliances have been tested by the agent.

ENTRANCE HALL

Wall mounted electric heater, stairs leading to the first floor.

KITCHEN

2.77m x 2.48m (9'1" x 8'1")

Fitted with a range of wall and base units with complementary work surfaces, single drainer sink unit, electric oven, gas hob with extractor hood over, part-tiled walls, and plumbing for an automatic washing machine.

SITTING ROOM

3.76m max x 4.46m max (12'4" max x 14'7" max)

Ceiling coving, dado rail, TV aerial point, fitted cupboard, PVC French doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

2.98m x 4.48m max (9'9" x 14'8" max)

Wall mounted electric heater.

BEDROOM 2

3.62m x 2.47m (11'10" x 8'1")

Wall mounted electric heater.

BATHROOM

Three-piece white suite comprising a panelled bath with shower over, low-flush WC, pedestal wash hand basin, part-tiled walls, ceiling coving, extractor fan, and cupboard housing the hot water cylinder.

OUTSIDE

Outside, the enclosed rear garden has been designed for easy upkeep with a paved garden, fenced boundaries and gated side access. To the front, there is off-road parking for two cars along with an additional bin storage area.

ADDITIONAL INFORMATION

Double-glazed uPVC windows and doors throughout, with low-maintenance uPVC fascia boards.

SERVICES

Mains water, gas, electricity (including off-peak supply) and drainage.

APPLIANCES

