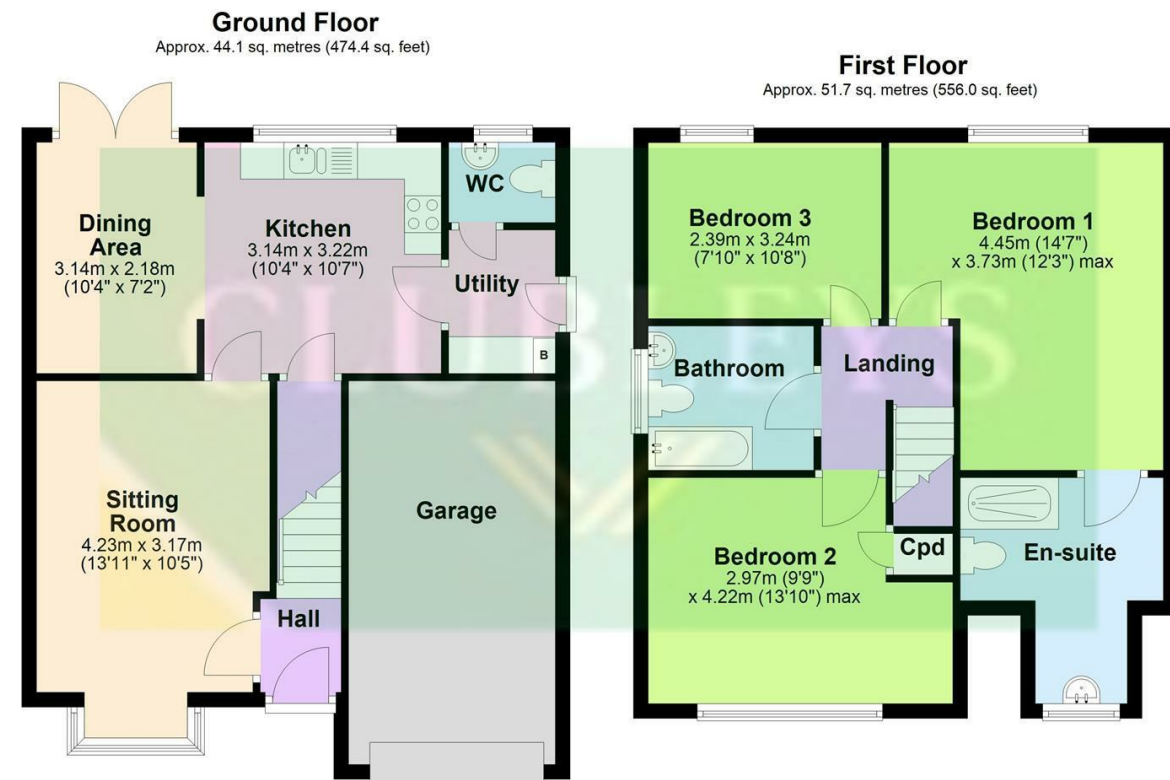




36, St. Aiden Close,
Market Weighton, YO43 3HE
£265,000



Total area: approx. 95.7 sq. metres (1030.4 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.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			
(81-91) B			
(69-80) C			
(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	

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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.

Situated within a well-established residential setting, this detached home combines generous proportions, mature gardens and the advantage of no onward chain. The accommodation includes an entrance hall, spacious sitting room and a fitted kitchen opening into the dining room, where French doors connect seamlessly with the rear garden. A utility room, ground floor WC and integral garage provide practical everyday convenience. Upstairs, there are three double bedrooms, including the main bedroom with en-suite, and family bathroom. Outside, the rear garden offers a paved seating area leading onto a lawn surrounded by mature trees and shrubs, creating a private and attractive outdoor space. To the front, a lawned garden and driveway provide parking and access to the integral garage. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



www.clubleys.com



THE ACCOMMODATION COMPRISES**HALL**

Front entrance door, stairs to first floor, ceiling coving, radiator.

SITTING ROOM

4.23 x 3.17 (13'10" x 10'4")

Bay window, coal effect electric fire set on marble effect hearth and inset, wooden surround, T.V. aerial point, dado rail, ceiling coving, radiator.

KITCHEN

3.14 x 3.22 (10'3" x 10'6")

Fitted wall and base units comprising work surfaces, 1.5 bowl sink unit, electric oven, gas hob, extractor hood over, integrated dishwasher, part tiled walls, fitted cupboard, radiator.

DINING AREA

3.14 x 2.18 (10'3" x 7'1")

French doors to garden, ceiling coving, radiator.

UTILITY

Work surfaces, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, radiator, extractor, rear entrance door.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator.

FIRST FLOOR**LANDING**

Access to loft space, radiator.

BEDROOM ONE

4.45 x 3.73 (14'7" x 12'2")

Ceiling coving, radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, low flush W.C., pedestal wash hand basin, part tiled walls, radiator, extractor.

BEDROOM TWO

2.97 x 4.22 (9'8" x 13'10")

Fitted cupboard, radiator.

BEDROOM THREE

2.39 x 3.24 (7'10" x 10'7")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, part tiled walls, radiator.

OUTSIDE

Outside, the rear garden offers a paved seating area leading onto a lawn surrounded by mature trees and shrubs, creating a private and attractive outdoor space. To the front, a lawned garden and driveway provide parking and access to the integral garage.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

