



Apartment 4, 44A, High Street,
Market Weighton, YO43 3AH
£150,000



Perfectly positioned in the heart of Market Weighton, this spacious and well-presented two-bedroom apartment offers an impressive 879 sq ft of accommodation, presenting an excellent opportunity for first-time buyers, professionals, downsizers and investors alike. Designed for modern living, the property centres around an impressive open-plan kitchen, dining and living space, where a striking bay window floods the room with natural light, creating a bright and welcoming atmosphere ideal for both relaxing and entertaining. Two generous double bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own en-suite shower room, complemented by a contemporary family bathroom.

The convenience continues outside with an allocated off-street parking space, while the apartment's central location places an excellent range of shops, cafés, restaurants and local amenities just a short stroll away.

Offered to the market with the added advantage of No Onward Chain.

Leasehold property. A new 999-year lease will be granted upon completion. Upon the final sale within the block, the owners will form a management company, with further details available on request.

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



Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Wall mounted electric heater, luxury vinyl tiled flooring.

OPEN PLAN LIVING KITCHEN

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, electric oven, electric hob, extractor hood over, plumbing for automatic washing machine, T.V. aerial point, telephone point, bay window, luxury vinyl tiled flooring, 2 wall mounted electric heaters.

BEDROOM ONE

Wall mounted electric heater.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, chrome heated towel rail, tiled floor, recessed ceiling lights, extractor.

BEDROOM TWO

Wall mounted electric heater.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., chrome heated towel rail, tiled floor, part tiled walls, cupboard housing hot water cylinder, recessed ceiling lights, extractor.

OUTSIDE

Allocated off-street parking space.

ADDITIONAL INFORMATION

Upon successful completion of the final sale within the Block, the new owners will form the Management Company.

The length of the Lease will be 999 years as of the date of completion.

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.



Ground Floor
Approx. 81.7 sq. metres (879.7 sq. feet)



Total area: approx. 81.7 sq. metres (879.7 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 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			
(69-80) C			
(55-68) D		60	60
(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.