



12, Sandholme,  
York, Market Weighton, YO43 3ND  
£230,000



This three-bedroom semi-detached home is ready for its new owners, offering well-planned, move-in-ready accommodation across two floors.

The ground floor has been thoughtfully redesigned to create a separate lounge, providing the perfect space to relax in the evenings, alongside a stylish kitchen/dining room that's ideal for both everyday living and entertaining. French doors open onto the generous rear garden, while a convenient downstairs WC completes the ground floor.

Upstairs, the contemporary styling continues with a master bedroom featuring an en-suite shower room, two further bedrooms, and a family bathroom.

Outside, a driveway provides off-street parking and access to the garage. The enclosed, sunny rear garden offers plenty of outdoor space and presents an excellent opportunity for keen gardeners to create and personalise it to suit their own tastes.

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



Market Weighton is a charming market town nestled in the heart of the East Yorkshire Wolds, ideally positioned between Hull and York, both approximately 20 miles away. Combining the appeal of a traditional market town with excellent everyday amenities, it offers a range of shops, including a Tesco supermarket and petrol station, well-regarded schools, public houses, a library, sports and leisure facilities, and a doctor's surgery.

The town is particularly popular with commuters and families alike, benefiting from convenient access to Hull, York, and the wider region via the nearby M62 motorway network. Surrounded by attractive countryside yet offering all the essentials for modern living, Market Weighton provides an excellent balance of rural charm and connectivity.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, laminate flooring, radiator, stairs to first floor.

##### W.C.

Two piece white suite comprising low flush W.C., wash hand basin set in vanity unit, tiled splashback, radiator.

##### SITTING ROOM

4.88 x 2.94 (16'0" x 9'7")

T.V. aerial point, telephone point, laminate flooring, radiator.

##### KITCHEN/DINER

2.87 x 4.97 (9'4" x 16'3")

Fitted with a range of wall and base units comprising work surfaces, electric oven, gas hob, extractor hood over, composite sink unit, plumbing for automatic washing machine, cupboard housing gas fired central heating boiler, part tiled walls, laminate flooring, understairs cupboard, french doors leading to garden.

##### FIRST FLOOR

##### LANDING

Access to loft space, fitted cupboard housing hot water cylinder.

##### BEDROOM ONE

3.88 x 3.00 (12'8" x 9'10")

T.V. aerial point, telephone point, laminate flooring, radiator.

##### EN SUITE

Three piece white suite comprising low flush WC., wash hand basin set in vanity unit, tiled splashback, radiator, extractor fan.

##### BEDROOM TWO

3.46 x 2.98 (11'4" x 9'9")

Radiator.

##### BEDROOM THREE

2.91 x 1.95 (9'6" x 6'4")

Radiator.

##### BATHROOM

Three piece white suite comprising low flush W.C., wash hand basin set in vanity unit, tiled splashback, panelled bath with mixer tap shower attachment, shower screen, part tiled walls, radiator, extractor.

##### OUTSIDE

Outside, a driveway provides off-street parking and access to the garage. The enclosed, sunny rear garden offers plenty of outdoor space and presents an excellent opportunity for keen gardeners to create and personalise it to suit their own tastes.

##### GARAGE

5.33 x 2.70 (17'5" x 8'10")

Up and over door, power and light, rear door.

##### ADDITIONAL INFORMATION

##### SERVICES

Mains water, electricity, gas and drainage.

##### APPLIANCES

No Appliances have been tested by the Agent.

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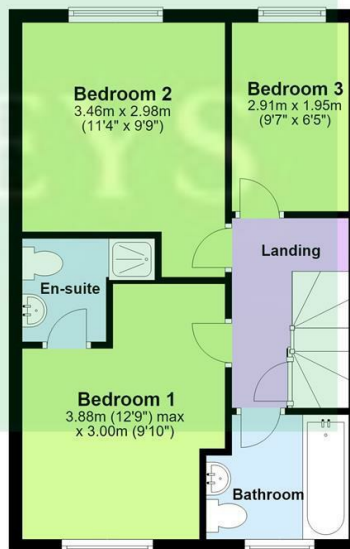


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**Ground Floor**  
Approx. 54.0 sq. metres (580.8 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 93.4 sq. metres (1005.4 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**

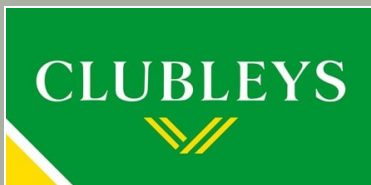
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](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			
(69-80) C		77	81
(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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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.