

Total area: approx. 167.0 sq. metres (1797.3 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 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.

CLUBLEYS

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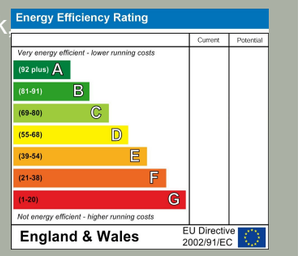
mw@clubleys.com
www.clubleys.com



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.

CLUBLEYS

Plot 21, Clifford Park, Market Weighton, YO43 3SE
£368,950







Hotham Park Developments place great thought and care into every home they build, with sophisticated design features both internally and externally, and the use of high-quality materials of the utmost importance in creating the ideal home for you and your family. Plot 21, The Lund, is a spacious four-bedroom detached home offering accommodation arranged over three floors, with the current stage of construction allowing flexibility in the internal layout, including the option for the kitchen/dining room and sitting room to be positioned either to the front or rear of the property. Briefly comprising an entrance hall, cloakroom, living room, kitchen/dining room and utility room, with three bedrooms to the first floor, one benefiting from an en-suite, alongside a family bathroom, and stairs leading to the second floor where the main bedroom enjoys a private en-suite. Externally, the property benefits from a spacious garage, off-street parking and a family-sized garden. The front elevation will be part rendered, adding to the attractive finish of the home and can be viewed on site. The property is Freehold and falls under East Riding of Yorkshire Council, with Council Tax Band TBC.

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www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
Band: New Build

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, stairs to first floor.

CLOAKROOM
Low flush W.C., wash hand basin, tiled floor.

DINING KITCHEN
4.81 x 3.44 (15'9" x 11'3")
High quality bespoke designed kitchens with high quality worktops.
Wine cooler
Electric oven
Microwave
Hob and Extractor canopy
Integrated fridge/freezer
Dishwasher
Recessed ceiling spotlights
Tiled or laminate flooring

UTILITY
1.80 x 1.70 (5'10" x 5'6")
Tiled floor.

LIVING ROOM
3.39 x 6.36 (11'1" x 20'10")

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE
4.33 x 3.44 (14'2" x 11'3")

EN SUITE
High quality white suite
Chrome taps and fittings
Shaver sockets or illuminated mirror power points
Recessed ceiling spotlights
Half tiled walls
Tiled floors
Heated chrome towel rail

BEDROOM TWO
3.39 x 3.44 (11'1" x 11'3")

BEDROOM THREE
2.59 x 2.79 (8'5" x 9'1")

BATHROOM
High quality white suite
Chrome taps and fittings
Shaver sockets or illuminated mirror power points
Recessed ceiling spotlights
Half tiled walls
Tiled floors
Heated chrome towel rail

SECOND FLOOR

BEDROOM FOUR

EN SUITE
High quality white suite
Chrome taps and fittings
Shaver sockets or illuminated mirror power points
Recessed ceiling spotlights
Half tiled walls
Tiled floors
Heated chrome towel rail

OUTSIDE
Family sized garden with fence boundaries.

GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the Agent.













