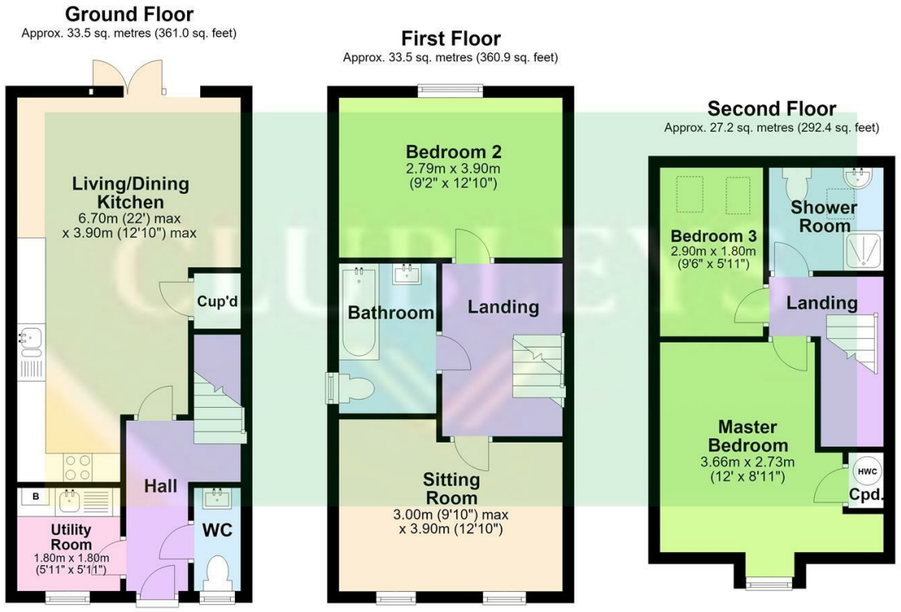


Total area: approx. 94.2 sq. metres (1014.3 sq. feet)

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.

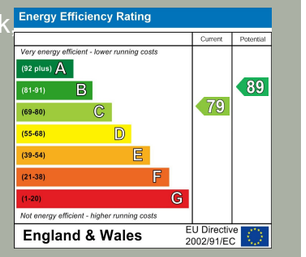
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

60 - 64 Market Place, Market Weighton, York,
YO43 3AL
01430 874000
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

74, Wicstun Way, Market Weighton, YO43 3FA
£230,000







Designed around modern living, this light-filled three-storey home combines flexible spaces with a sociable kitchen/diner and a south-west facing garden made for long afternoons outside. The ground floor flows from a welcoming entrance hall to a contemporary open-plan kitchen/diner at the rear, with integrated appliances, generous storage and plenty of room for dining and entertaining. Patio doors open directly onto the garden, while the utility room and WC are neatly positioned away from the main living space. Upstairs, the first floor offers a comfortable sitting room, double bedroom and modern bathroom. The top floor provides the main bedroom, third bedroom and separate shower room, a layout that works equally well for families, guests or home working. Outside, there are paved and a raised decked seating area, lawn and established planting, alongside a generous driveway and garage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, tiled floor, radiator, stairs leading to the first floor.

UTILITY
1.80m x 1.80m (5'10" x 5'10")
Fitted wall and base units comprising work surfaces, single drainer stainless steel sink unit, plumbing for automatic washer, cupboard housing wall mounted gas fired central heating boiler, tiled floor, recessed ceiling lights, extractor fan, radiator.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator, tiled floor.

OPEN PLAN KITCHEN/DINER
6.70m max x 3.90m max (21'11" max x 12'9" max)
Fitted with a range of wall and base units incorporating work surfaces, a 1.5 bowl stainless steel sink unit, eye-level oven, gas hob with pan drawers below and extractor hood over, integrated dishwasher and integrated fridge freezer. Further features include part-tiled walls, tiled flooring, two radiators, recessed ceiling lighting, a fitted cupboard, TV aerial point and PVC French doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING
Radiator, stairs leading to the second floor.

SITTING ROOM
3.00m max x 3.90m (9'10" max x 12'9")
Radiator, TV aerial point.

BEDROOM 2
2.79m x 3.90m (9'1" x 12'9")
Radiator.

BATHROOM
Three piece white suite comprising panelled bath with shower over and screen, low flush WC, pedestal wash hand basin, part tiled walls.

SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM 1
3.66m x 2.73m (12'0" x 8'11")
Radiator, TV aerial point, airing cupboard housing hot water cylinder.

BEDROOM 3
2.90m x 1.80m (9'6" x 5'10")
Radiator, TV aerial point, two Velux windows.

SHOWER ROOM
Three piece suite comprising step in shower cubicle, wash hand basin, low flush WC, part tiled walls, tiled floor, recessed ceiling lights, extractor fan, shaver point, chrome heated towel rail.

OUTSIDE
Outside, there are paved and raised decked seating areas, lawn and established planting, alongside a generous driveway and garage.

GARAGE
Up and over door, power and light, side personal door.

ADDITIONAL INFORMATION
The vendor informs us that the property is subject a maintenance charge of around £172.50 payable twice yearly. However, this may be subject to change. Solicitors will confirm.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.



