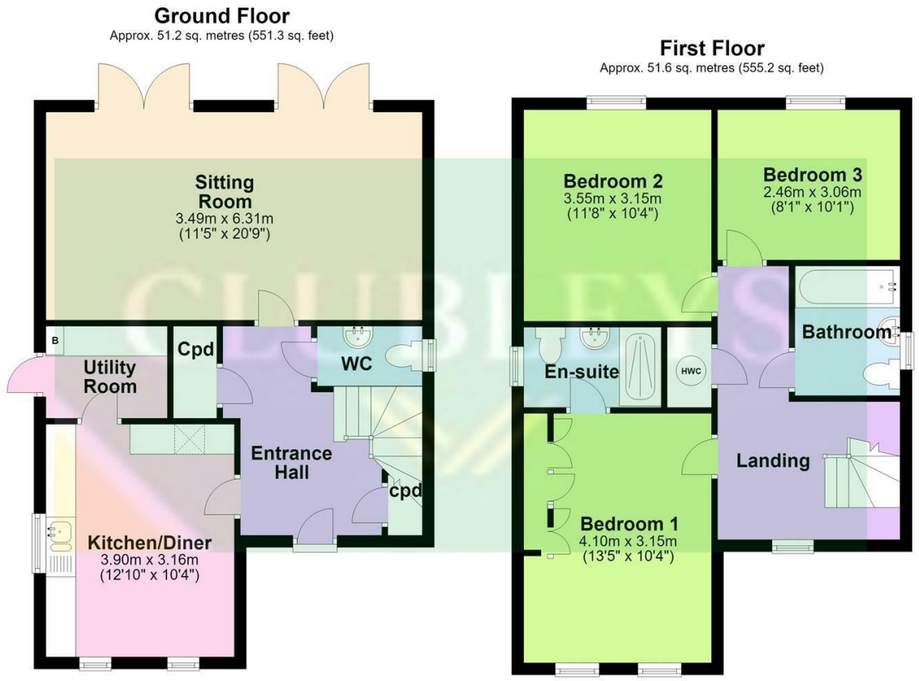


Total area: approx. 102.8 sq. metres (1106.5 sq. feet)

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.

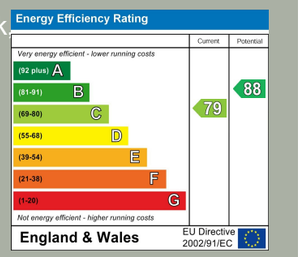
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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

2, Carpenter Close, Market Weighton, YO43 3FL
£285,000







A beautifully landscaped garden sets this home apart, offering a private outdoor space that feels far larger than you would expect for a modern three-bedroom detached property.
Finished in a neutral palette throughout, the accommodation is designed for easy everyday living. A spacious entrance hall provides excellent storage alongside a WC, while the kitchen diner enjoys a practical layout with access to a separate utility room. Spanning the rear of the house, the generous sitting room is flooded with natural light through two sets of French doors opening directly onto the garden.
Upstairs are three well-proportioned bedrooms, including the main bedroom with fitted wardrobes and en-suite, alongside a contemporary family bathroom.
The rear garden is a standout feature, with a large patio ideal for entertaining, steps leading to a lawned garden, low-maintenance borders, hedge and fence screening, side access and space for a shed. To the front, a lawned garden, driveway and central pathway complete this attractive home, positioned within a sought-after residential setting.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D

rightmove www.clubleys.com ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
Band: D

clubleys.com

THE ACOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, radiator, two fitted cupboards, stairs leading to the first floor.

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

KITCHEN/DINER
3.90m x 3.16m (12'9" x 10'4")
Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven with gas hob and extractor hood over, integrated dish washer, integrated fridge freezer, radiator.

UTILITY ROOM
Fitted base unit, work surfaces, plumbing for automatic washer, radiator, wall mounted gas fired central heating boiler, rear entrance door.

SITTING ROOM
3.49m x 6.31m (11'5" x 20'8")
Two radiators, TV aerial point, two sets of French doors leading to the rear garden.

FIRST FLOOR ACCOMMODATION

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

BEDROOM 1
4.10m x 3.15m (13'5" x 10'4")
Radiator, TV aerial point.

EN-SUITE
Three piece white suite comprising step in shower cubicle, pedestal wash hand basin with tiled splash back, low flush WC, part tiled walls, vertical heated towel rail, extractor fan, shaver point.

BEDROOM 2
3.55m x 3.15m (11'7" x 10'4")
Radiator.

BEDROOM 3
2.46m x 3.06m (8'0" x 10'0")
Radiator.

BATHROOM
Three piece white suite comprising panelled bath, pedestal wash hand basin with tiled splash back, low flush WC, part tiled walls, vertical heated towel rail, extractor fan.

OUTSIDE
The rear garden is a standout feature, with a large patio ideal for entertaining, steps leading to a lawned garden, low-maintenance borders, hedge and fence screening, side access and space for a shed. To the front, a lawned garden, driveway and central pathway complete this attractive home, positioned within a sought-after residential setting.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.



