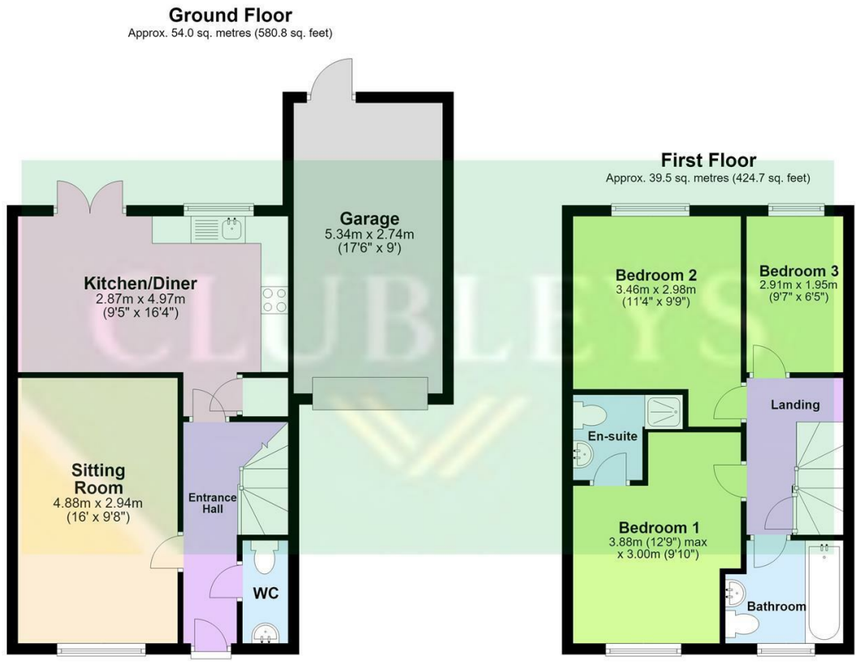

Total area: approx. 93.4 sq. metres (1005.4 sq. feet)

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 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

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







NO ONWARD CHAIN A south-facing garden and a bright, open kitchen diner give this modern three-bedroom home a particularly easy, sociable feel. The ground floor flows naturally from a welcoming entrance hall, with a useful cloakroom/WC, into a spacious front sitting room. Across the rear, the kitchen diner is light and airy, with French doors opening directly onto the garden, ideal for everyday family life and relaxed entertaining. Upstairs are three well-proportioned bedrooms, including a main bedroom with en-suite, alongside a modern family bathroom. Outside, the south-facing rear garden is designed for easy upkeep, with a lawn, paved seating area and fenced boundaries providing privacy. There's also direct access to the garage, while the front offers a lawned garden and side driveway leading to the garage. Tenure: Freehold. East Riding of Yorkshire BAND: C.

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

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.






