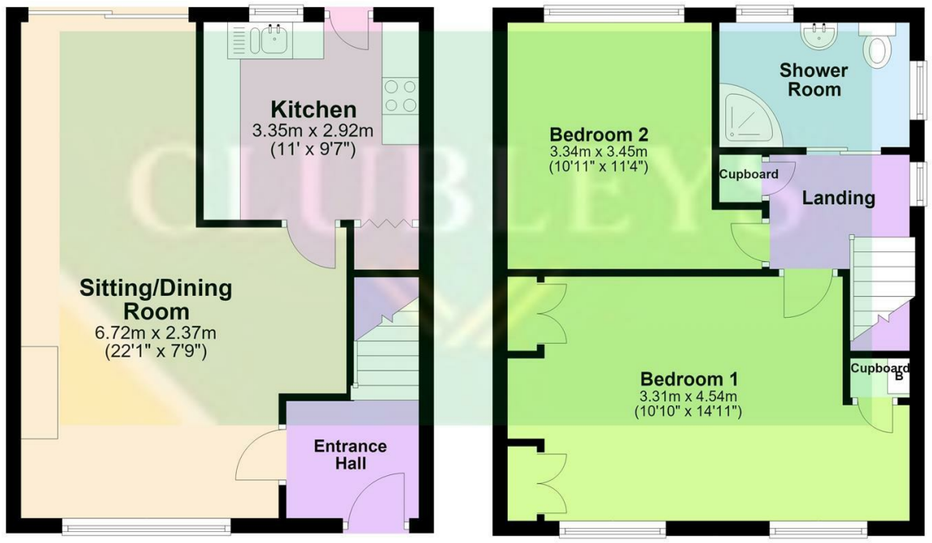
Ground Floor
Approx. 36.3 sq. metres (390.5 sq. feet)

First Floor
Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 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.

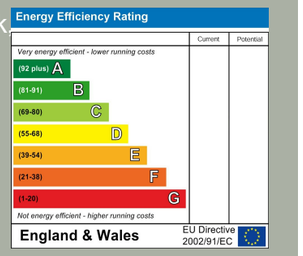
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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

23, Langdale Road, Market Weighton, YO43 3DE
Guide Price £145,000







With an open, flowing living space and a garden designed for easy upkeep, this two-bedroom end-terrace home offers a practical layout with plenty of potential to make it your own. An entrance hallway leads through to a spacious sitting room and dining area, creating a sociable space for relaxing and entertaining. The updated kitchen brings a contemporary feel to the ground floor, while upstairs, two bedrooms are complemented by a modern shower room featuring a vanity unit. Outside, the enclosed rear garden combines a paved seating area with gravelled landscaping, offering space to enjoy outdoors without the demands of extensive maintenance. To the front, a pathway leads to the entrance, framed by gravelled areas and hedge and fence boundaries. With key updates already in place and scope for further personalisation, this is a home offering both immediate practicality and future potential.
Tenure: Freehold. East Riding of Yorkshire Council BAND: A

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMODAITON COMPRISES

ENTRANCE HALL
1.59m x 1.80m (5'2" x 5'10")
PVC front entrance door, radiator, ceiling coving, telephone point, stairs leading to first floor.

SITTING ROOM / DINER
6.72m x 2.37m (22'0" x 7'9")
Ceiling coving, telephone point, two radiators, patio doors leading to the garden.

KITCHEN
3.35m x 2.92m (10'11" x 9'6")
Fitted with a range of wall and base units comprising of work surfaces, gas hob, extractor with hood over, eye level over, 1.5 black single strainer sink unit, integrated fridge freezer, larder unit, plumbed for automatic washing machine, cupboard housing wall mounted gas fired central heating boiler, heated towel rail, tiled floor, ceiling coving, PVC rear entrance door.

FIRST FLOOR ACCOMODATION

LANDING
2.66m x 1.90m (8'8" x 6'2")
Access to loft space, fitted cupboard.

BEDROOM ONE
3.31m x 4.54m (10'10" x 14'10")
Two fitted wardrobes, two radiators, ceiling coving.

BEDROOM TWO
3.34m x 3.45m (10'11" x 11'3")
Ceiling coving, Radiator.

SHOWER ROOM
1.69m x 2.58m (5'6" x 8'5")
Three piece white suite comprising of step in shower cubicle, low flush WC, wash hand basin set in vanity unit, chrome towel rail, tiled floor.

OUTSIDE
Outside, the enclosed rear garden combines a paved seating area with gravelled landscaping, offering space to enjoy outdoors without the demands of extensive maintenance. To the front, a pathway leads to the entrance, framed by gravelled areas and hedge and fence boundaries.

ADDITIONAL INFORMATION
The property benefits from solar panels installed under a 25-year lease agreement with A Shade Greener, commencing in 2015 and understood to expire in 2040. Prospective purchasers are advised to seek clarification regarding the terms of the lease through their legal representative.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

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