

Total area: approx. 87.6 sq. metres (942.7 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.

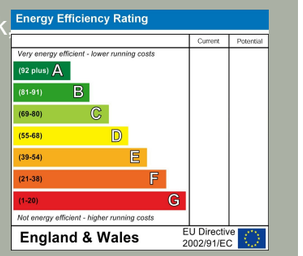
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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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

7, Dale Garth, Market Weighton, YO43 3QN
£285,000







For buyers wanting a bungalow they can simply settle into and enjoy, this much-loved two-bedroom home has been exceptionally maintained by its only owner since new and is offered for sale with NO ONWARD CHAIN. Set within a highly sought-after location, it has an attractive frontage, generous driveway parking and a private rear garden designed for easy enjoyment. The entrance hall leads to a fitted kitchen with space for a breakfast table, and a spacious sitting room with bay window and dining area. There are two bedrooms, both with fitted wardrobes, alongside a fully tiled shower room. Outside, the rear garden offers a patio seating area, lawn and established flower and shrub borders, with fenced boundaries and access to both sides. Mature trees frame the front garden, while a generous block-paved driveway leads to the garage and provides ample parking.

Tenure: Freehold East Riding of Yorkshire Council: Band C

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, access to the loft, ceiling coving, fitted cupboard housing hot water cylinder, radiator.

KITCHEN
Fitted with a range of wall and base units incorporating work surfaces, stainless steel sink unit, integral fridge, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, part tiled walls, ceiling coving, radiator.

SITTING ROOM
Coal effect gas fire with marble effect inset and hearth and wood surround, bay window, TV aerial point, ceiling coving, two radiators, telephone point.

BEDROOM 1
Fitted wardrobe, ceiling coving, radiator.

BEDROOM 2
Fitted wardrobe, ceiling coving, radiator.

SHOWER ROOM
Three piece suite comprising walk in shower, wash hand basin set in vanity unit, low flush WC, shaver point, chrome heated towel radiator, fully tiled walls and floor, extractor fan.

OUTSIDE
Outside, the rear garden offers a patio seating area, lawn and established flower and shrub borders, with fenced boundaries and access to both sides. Mature trees frame the front garden, while a generous block-paved driveway leads to the garage and provides ample parking.

GARAGE
Electric roller door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No appliances have been tested by the Agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps available at this postcode. Mobile phone coverage for voice calls has limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.



