

CLUBLEYS



49 Wicstun Way,  
Market Weighton YO43 3NL  
£140,000



A wonderful and spacious two bedroom property that stands on the outskirts of the town, yet handy for the local Primary Schools and range of local amenities. Having been upgraded by the current owner, the house cannot fail to impress with a contemporary kitchen and modern bathroom. The sitting room is spacious and light and provides access to the kitchen. Upstairs there are two double bedrooms and bathroom. The enclosed rear garden is paved with fence boundaries and gated access to a private parking area.

## LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

## THE ACCOMMODATION COMPRISES ENTRANCE HALL

Pvc front entrance door, laminate flooring, radiator, stairs leading to first floor.

## SITTING ROOM

4.45m x 3.30m (14'7" x 10'10")

Laminate flooring, TV aerial point, radiator, fitted cupboard.

## KITCHEN

2.27m x 4.30m (7'5" x 14'1")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven with gas hob and extractor over, plumbing for automatic washer, radiator, cupboard housing wall mounted gas fired central heating boiler, Pvc rear entrance door.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to lift space, fitted shelved cupboard.

### BEDROOM 1

3.41m x 3.34m (11'2" x 10'11")

Radiator, fitted cupboard.

### BEDROOM 2

3.37m x 2.40m (11'1" x 7'10")

Radiator.

## BATHROOM

Three piece white suite comprising P shape bath with shower over and shower screen, wash hand basin set in vanity unit, low flush WC, fully tiled walls, extractor fan, chrome ladder style radiator.

## OUTSIDE

The enclosed rear garden is paved with fence boundaries and gated access to a private parking area.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

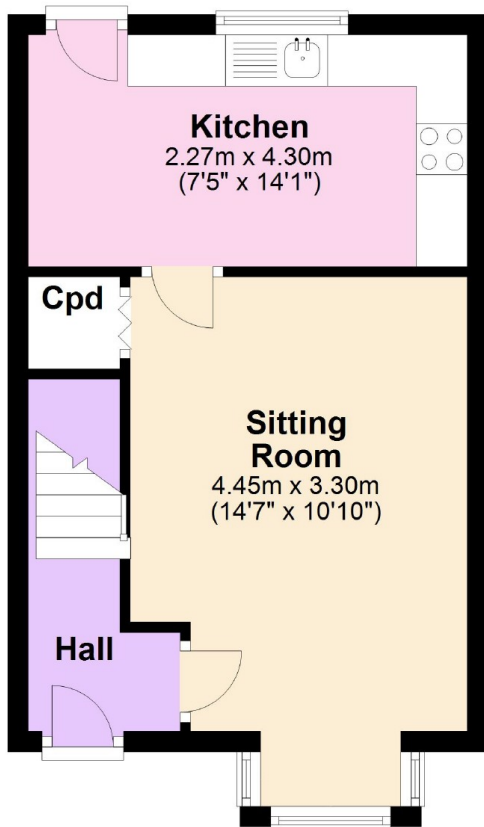
East Riding of Yorkshire BAND A





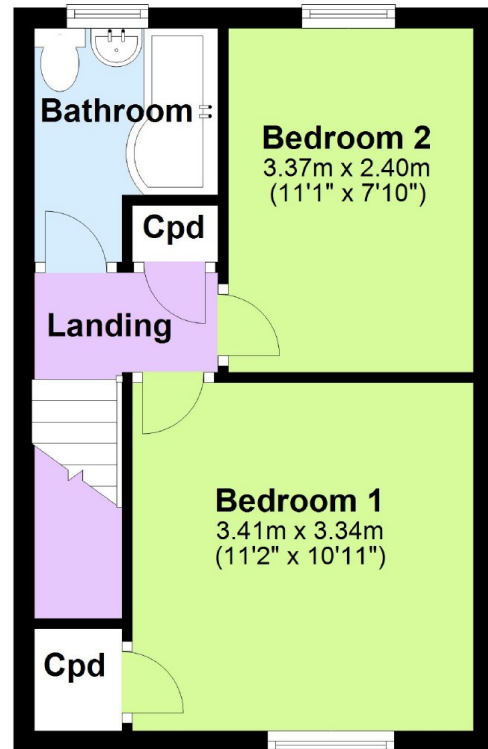
## Ground Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Total area: approx. 59.9 sq. metres (644.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

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 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.

### AGENTS NOTE

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 &  
9 am - 3 pm Saturday.

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com)

### 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.

### MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto: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 Services Authority



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