

CLUBLEYS



30 Northgate Vale,  
Market Weighton YO43 3EA

£210,000



**\*\* VIRTUAL TOUR AVAILABLE \*\***Deceptive, surprising, impressive, just a few words that will instantly spring to mind when visiting this house. The accommodation which is tastefully extended will excite any prospective purchaser looking for a family house with spacious living accommodation with the added benefit of a double garage with dad/mum cave above. The property looks like most other properties of this type on the street until venturing inside and standing in the rear garden and looking back at the house so the extent of the property is unveiled. The accommodation in brief comprises entrance hall, long through to dining room, a further reception room, lobby with shower room, three first floor bedrooms and bathroom. The garden feels contemporary in style being laid to artificial turf with paved and slate patio areas with the back drop of the modern rendered exterior. Off street parking is provided for numerous vehicles in the driveway to the front and side.

## 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, ceiling coving, stairs leading to first floor.

### LOUNGE & DINING AREA

3.07m x 8.36m (10'1" x 27'5")  
Gas fire with marble effect surround and hearth, two radiators, ceiling coving.

### KITCHEN

2.16m x 3.33m (7'1" x 10'11")  
Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor hood over, sink unit, integrated dish washer, part tiled walls, under stairs cupboard, recessed ceiling lights, radiator.

### RECEPTION ROOM

4.55m x 3.49m (14'11" x 11'5")  
Laminate flooring, two Velux windows, radiator.

### REAR ENTRANCE

Laminate flooring, personnel door to the garage, Pvc rear entrance door.

### SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, chrome ladder style radiator, recessed ceiling lights, extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, dado rail, ceiling coving, airing cupboard housing wall mounted gas fired central heating boiler (fitted February 2021).

### BEDROOM 1

2.75m x 4.45m (9'0" x 14'7")  
Fitted wardrobe to one wall with matching drawers, radiator, ceiling coving.

### BEDROOM 2

2.74m x 3.41m (9'0" x 11'2")  
Ceiling coving, radiator.

### BEDROOM 3

1.82m x 2.82m (6'0" x 9'3")  
Laminate flooring, radiator, ceiling coving.

### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, part tiled walls, radiator.

### OUTSIDE

The garden feels contemporary in style being laid to artificial turf with paved and slate patio areas with the back drop of the modern rendered exterior. Off street parking is provided for numerous vehicles in the driveway to the front and side.

### GARAGE/WORKSHOP

5.52m x 4.87m (18'1" x 16'0")  
Up and over door, power and light, plumbing for automatic washer, attic space above.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B





GROSS INTERNAL AREA  
 FLOOR 1: 63 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 23 m<sup>2</sup>  
 TOTAL: 100 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

**FREE VALUATIONS FOR SALE**

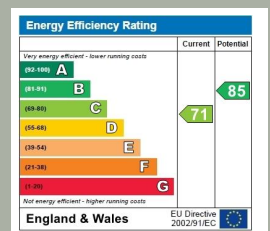
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

**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 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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