

CLUBLEYS



51 Sancton Road,
Market Weighton YO43 3DD
£210,000



A modern three storey town house that forms part of a popular development originally by Persimmon Homes, that stands in an established location fronting Sancton Road. The well appointed accommodation is arranged over three floors having ground floor entrance hall, cloakroom, kitchen, sitting room, two first floor bedrooms, bathroom and second floor master bedroom with en-suite. The property benefits from PVC double glazing and gas central heating. Outside the rear garden is laid mostly to lawn with a decked seating area. There is a garage located to the rear along with a private parking area. NO CHAIN INVOLVED.



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

Front entrance door, radiator, laminate flooring, staircase to first floor.

CLOAKROOM

White suite comprising hand basin with tiled splash back, low flush WC, radiator, extractor fan.

KITCHEN

3.89m x 1.89m (12'9" x 6'2")

Fitted with a range of wall and floor units comprising work surfaces, stainless steel electric oven and gas hob with extractor hood over, stainless steel splash back, one and a half bowl stainless steel sink unit, plumbing for automatic washer and dishwasher, cupboard housing wall mounted gas fired central heating boiler, breakfast bar, laminate flooring.

SITTING ROOM

4.80m max x 4.09m (15'9" max x 13'5")

Two radiators, telephone point, TV aerial point, fitted under stairs cupboard, French doors to rear garden.

FIRST FLOOR

LANDING

Radiator, staircase to second floor.

BEDROOM TWO

2.95m x 4.10m (9'8" x 13'5")

Radiator.

BEDROOM THREE

3.47m max x 4.04m (11'5" max x 13'3")

Radiator, TV aerial point.

BATHROOM

White suite comprising panelled bath with mixer tap shower attachment, low flush WC, pedestal wash hand basin, radiator, extractor fan, part tiled walls, laminate flooring.

SECOND FLOOR

BEDROOM ONE

7.45m max x 3.01m max (24'5" max x 9'11" max)

TV aerial point, two radiators, airing cupboard housing hot water cylinder. Velux window.

EN-SUITE

Newly fitted three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, part tiled walls, laminate flooring, radiator, extractor fan, Velux window.

OUTSIDE

Small garden area to front with path to front door. The rear garden is laid mainly to lawn with decked seating area. Gated access to rear.

GARAGE

Up and over door, power.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

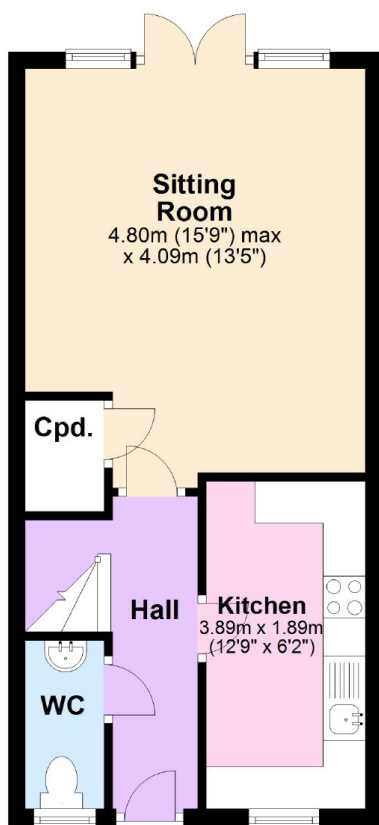
LOCAL AUTHORITY

East Riding Of Yorkshire Council BAND C



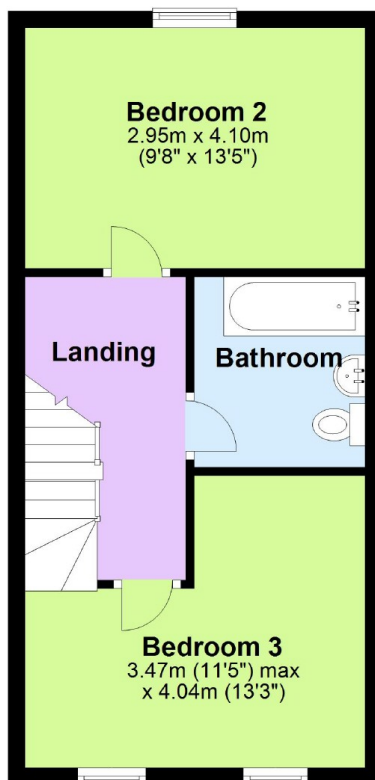
Ground Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



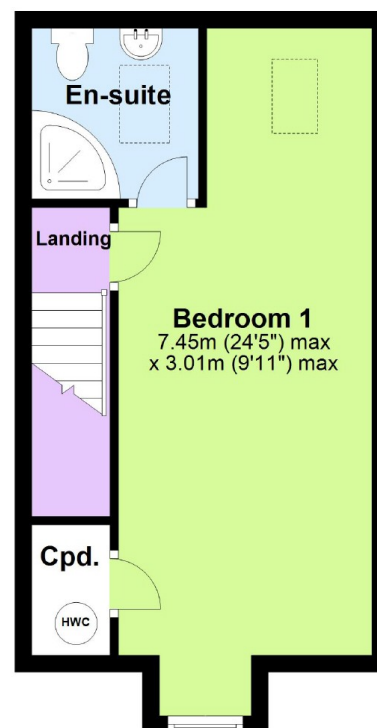
First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Second Floor

Approx. 26.1 sq. metres (280.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.5 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

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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