

CLUBLEYS



9 Cooper Street,  
Market Weighton YO43 3FR  
Offers over £230,000



Situated on recent development by Linden Homes, this detached family house is in immaculate order throughout. The property has a south facing garden to the rear of the house and driveway providing ample parking and access to the garage. Accommodation briefly comprises entrance hall, cloakroom, lounge, dining kitchen, three bedrooms, ensuite shower room and bathroom. Viewing is strongly recommended to appreciate this wonderful detached property.

## 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, laminate flooring, radiator and stairs to the first floor.

### CLOAKROOM

White suite comprising low flush WC and pedestal wash hand basin. Radiator, tiled floor and extractor fan.

### LOUNGE

4.33M x 3.73M (14'2" x 12'3")  
TV aerial outlet, laminate flooring and two radiators.

### DINING KITCHEN

6.16M X 2.69M (20'3" X 8'10")  
Range of wall and floor units having complementary work surfaces comprising one and half bowl stainless steel sink unit, eye level electric oven, gas hob with hood over, integrated dishwasher, washer and fridge freezer. Tiled floor, recess ceiling lighting, two radiators, fitted cupboards, wall mounted gas fired central heating and rear entrance door.

### FIRST FLOOR

### LANDING

Airing cupboard housing hot water cylinder and hatch providing access to the roof

space.

### BEDROOM ONE

3.66M X 3.52M (12'0" X 11'7")  
Radiator and TV aerial outlet.

### EN-SUITE

Tiled floor with a white suite comprising low flush WC, wash hand basin and shower cubicle. Partially tiled walls, recessed ceiling lights, shaver point and extractor fan.

### BEDROOM TWO

3.60M X 2.77M (11'10" X 9'1")  
Radiator and TV aerial outlet.

### BEDROOM THREE

2.10M X 2.57M (6'11" X 8'5")  
Radiator and fitted cupboard.

### BATHROOM

2.31M X 1.68M (7'7" X 5'6")  
Modern white suite comprising low flush, wash hand basin and panelled bath with shower over. Tiled floor, extractor fan, recessed spot lights and shower point.

### OUTSIDE

The property has a stunning south facing garden to the rear of the house and driveway providing ample parking and access to the garage.

### GARAGE

Single garage having up and over door, power and light.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.

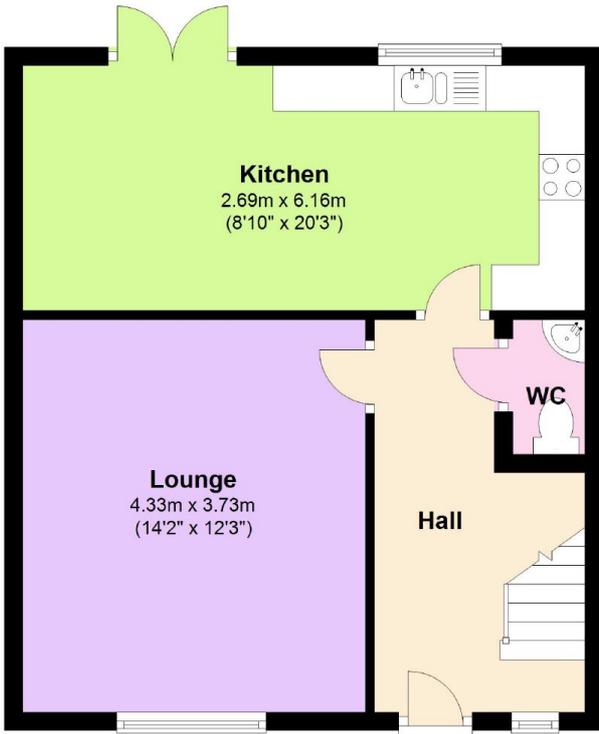
### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND D



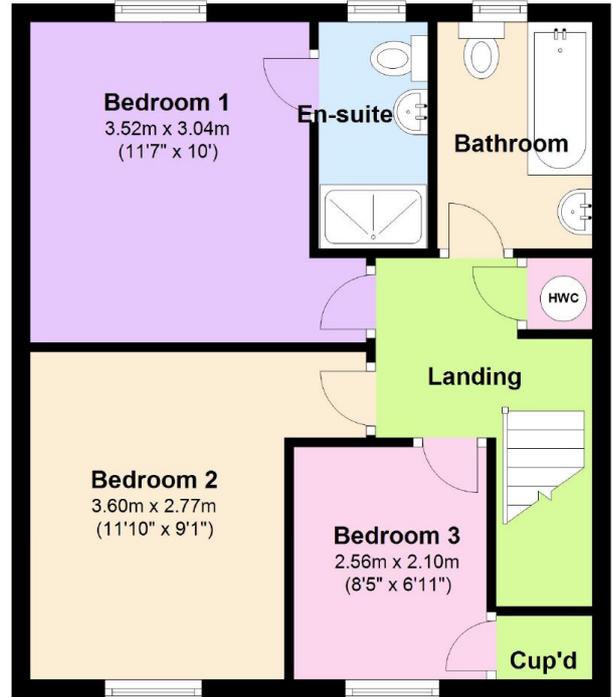
## Ground Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 89.1 sq. metres (958.8 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

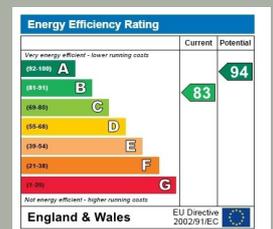
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

### 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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