



Located in an enviable location off Shipman Road, this four bedroom detached family home offers spacious accommodation arranged over two floors. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen with utility area, study, four bedrooms, master en-suite bathroom and family bathroom. To the front of the house is a range of shrubs and a driveway providing off street parking and access to the double garage.



## 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

Radiator, staircase to first floor.

### CLOAKROOM

Two piece white suite comprising low flush wc, wash hand basin, extractor fan.

### SITTING ROOM

4.95M X 3.44M (16'3" X 11'3")

Bay window, fire surround, TV aerial point, 2 radiators, double doors to dining room.

### DINING ROOM

3.33M X 2.84M (10'11" X 9'4")

Ceiling coving, laminate wood flooring, radiator, french doors of garden.

### STUDY

2.66M X 2.64M (8'9" X 8'8")

Laminate wood flooring, telephone point, radiator.

### KITCHEN

4.78M X 2.64M (15'8" X 8'8")

Fitted with a range of wall and floor units incorporating complimentary work surfaces, one and a half bowl sink unit, eye level double oven, gas hob with extractor over, intergal fridge and dishwasher, part tiled walls, recessed ceiling lights, radiator, cupboard housing wall mounted gas fired central heating boiler.

### UTILITY ROOM

Fitted base units, work surfaces, stainless steel sink unit, rear entrance door.

### LANDING

Access to loft space, airing cupboard housing hot water cylinder.

### BEDROOM ONE

4.98M X 3.44M (16'4" X 11'3")

Radiator, laminate wood flooring.

### EN SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush wc, pedestal wash hand basin, part tiled walls, radiator, laminate wood flooring.

### BEDROOM TWO

3.90M X 2.71M (12'10" X 8'11")

Radiator.

### BEDROOM THREE

3.57M X 2.71M (11'9" X 8'11")

Radiator.

### BEDROOM FOUR

3.06M MAX X 2.84M (10'0" MA X X 9'4")

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc, radiator, extractor fan, part tiled tiled.

### OUTSIDE

Enclosed garden with wall and fenced boundaries and paved patio with pebbled area.

### GARAGE

Roller door, power and light.

### ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.

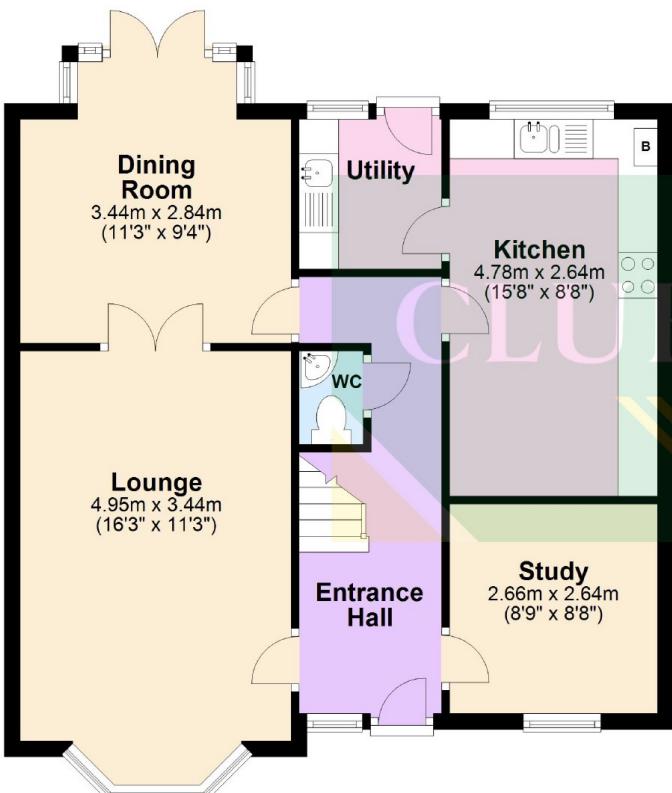
### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND E



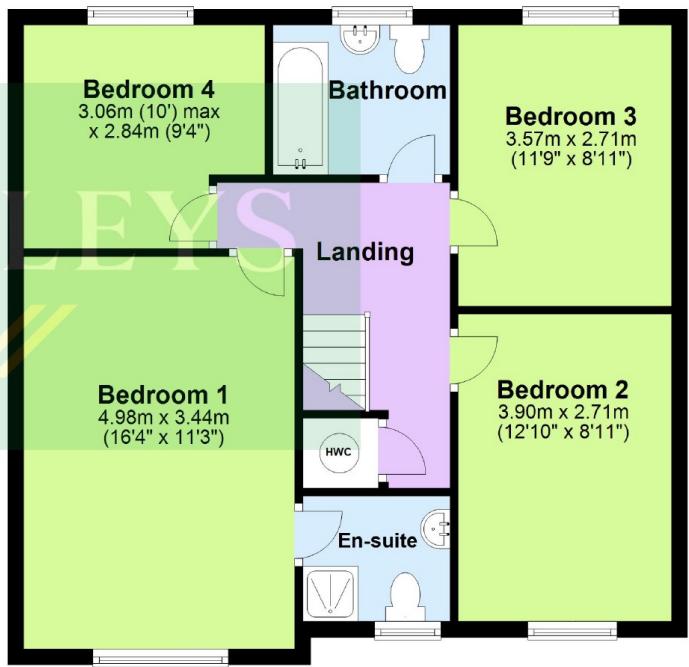
## Ground Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



## First Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 127.4 sq. metres (1371.7 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)

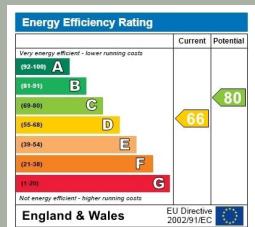
### FREE VALUATIONS FOR SALE

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 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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