



37 Springdale Road,
Market Weighton YO43 3JT
Guide price £350,000

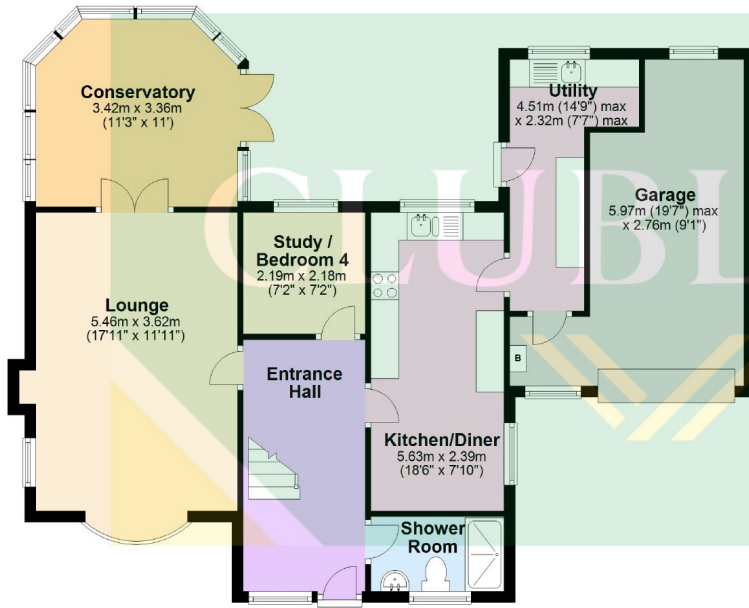


ABOUT THE PROPERTY

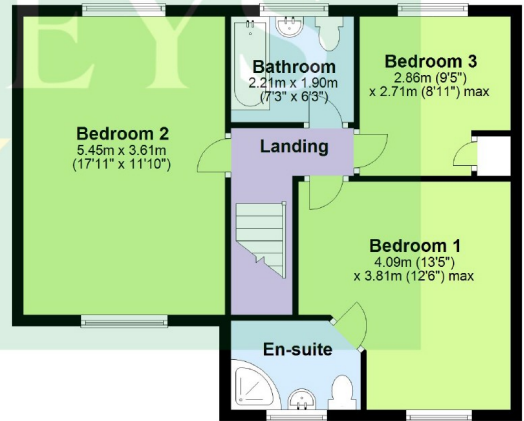
Attention all buyers looking for a wonderful detached property located in a most desirable location off Spring Road. Viewing is essential to appreciate the quality of accommodation on offer having a light and airy entrance hall that allows access to a spacious sitting room with double doors through to the conservatory that looks over the stunning gardens. The dining kitchen leads through to the utility room with integral access to the garage. There is a ground floor shower room and study that is versatile and can be used for various hobbies or indeed a guest bedroom. There are three bedrooms to the first floor one of which has an en-suite shower room and house bathroom. Outside the property will continue to impress having well manicured lawns and a range of established shrubs and trees. The rear garden has a curved patio area allowing for al fresco dining. There are planted beds, vegetable garden and side utility area with log store.



Ground Floor
Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor
Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 127.8 sq. metres (1376.0 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.

ROOM MEASUREMENTS

ENTRANCE HALL

KITCHEN DINER 5.63m x 2.39m

UTILITY 4.51m max x 2.32m max

LOUNGE 5.46m x 3.62m

CONSERVATORY 3.42m x 3.36m

OFFICE 2.19m x 2.18m

SHOWER ROOM 2.39m x 1.34m

LANDING

BEDROOM 1 4.09m x 3.81m max

EN-SUITE 2.33m x 1.60m

BEDROOM 2 5.45m x 3.61m

BEDROOM 3 2.86m x 2.71m max

BATHROOM 2.21m x 1.90m

GARAGE 5.97m x 2.76m



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 professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





LOCATION

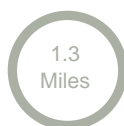
Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

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.

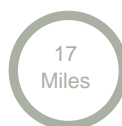
TRAVEL

APPROX

Distance by (Car)



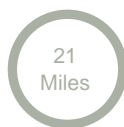
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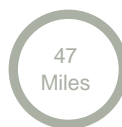
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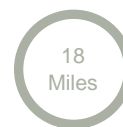
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

60 - 64 Market Place, Market Weighton, York, YO43 3AL

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