

CLUBLEYS



16 Langdale Road,  
Market Weighton YO43 3DF

£165,000



Situated in a sought after area of the historical town of Market Weighton, this tidy two bedroom bungalow offers well appointed accommodation with a high specification. Two double bedrooms front the property, the stylish bathroom centres the back of the house, with the sitting room and kitchen overlooking the well manicured enclosed rear garden. The garage and drive are accessed via a side gate which also conveniently leads to the rear garden. Viewing essential to fully appreciate the standard of accommodation on offer.

## 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, telephone point, radiator, access to loft space

### SITTING ROOM

3.84M x 3.58M (12'7" x 11'9")

Modern electric fire, wood surround, TV aerial point, radiator.

### KITCHEN

3.33M X 2.40M (10'11" X 7'10")

Fitted with range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric oven, gas hob with extractor over, integrated fridge freezer, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, PVC rear entrance door, tiled floor, radiator.

### BEDROOM ONE

3.50M X 3.58M (11'6" X 11'9")

Radiator, bay window.

### BEDROOM TWO

3.26M X 2.71M (10'8" X 8'11")

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, low

flush WC, pedestal wash hand basin with tiled splash back, tiled floor, chrome ladder style radiator, part tiled walls.

## OUTSIDE

Outside provides a decking area overlooking the lawned garden. There are fenced and walled boundaries with side gate access.

## GARAGE

Up and over door.

## ADDITIONAL INFORMATION

### APPLIANCES

No appliances have been tested by the agent.

### SERVICES

Mains gas, water, electricity and drainage.

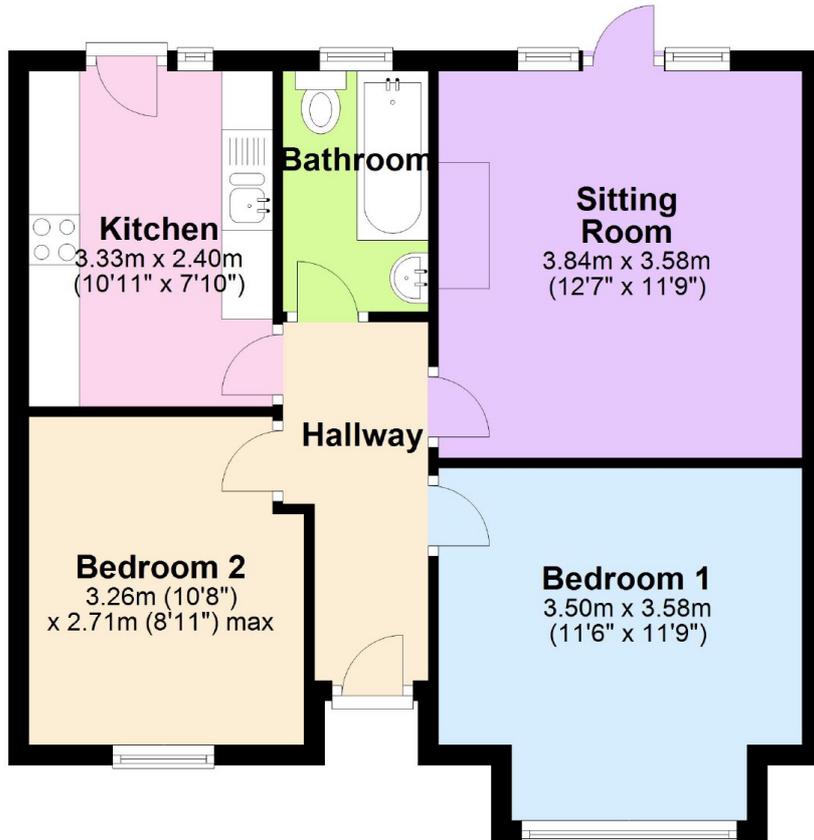
### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND A



## Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



Total area: approx. 52.2 sq. metres (561.4 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.

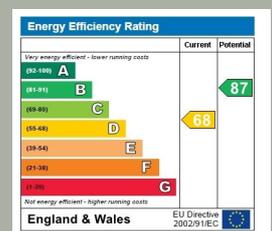
### MORTGAGES

We are keen to stress the importance of seeking 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.



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