



ABOUT THE PROPERTY

Early inspection is strongly recommended to appreciate this wonderful detached property that stands on a quiet private driveway, yet directly off the High Street within a stones throw of the impressive range of local amenities. This property will appeal to those seeking a substantial detached property along with the convenience of having

shops to pop to during the day and restaurants and local pubs to frequent of an evening. The property is accessible via a central hallway with cloakroom, sitting room, dining room, dining kitchen separate utility room off. There are four bedrooms to the first floor, en-suite shower room and family bathroom. Outside there are gardens to the front and rear with paved seating areas. There is a generous garage to the front of the house and off street parking. NO CHAIN INVOLVED.

East Riding of Yorkshire Council BAND E





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

CLOAKROOM

SITTING ROOM 3.47M X 4.72M

DINING ROOM 3.47M X 3.45M

KITCHEN 3.81M X 3.12M MAX

UTILITY ROOM 1.77M X 2.65M

LANDING

BEDROOM ONE 3.47M X 3.72M

EN SUITE SHOWER ROOM

BEDROOM TWO 3.46M X 3.05M

BEDROOM THREE 3.85M X 2.71M

BEDROOM FOUR 2.85M MAX X 2.56M

BATHROOM

GARAGE 4.64M x 5.24M



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



A1079



A64



M62



York



Leeds



Hull

APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B	74	
(65-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC