Tucked away in a quiet area of the town yet situated perfectly for access to the local amenities you will find this quaint two bedroom coach house conversion ideal for first time buyers and investors. It stands within a recent small courtyard development and is built to a high specification. Upon entry you will be impressed by the space on offer in the dining kitchen leading through to the cosy lounge at the back. Upstairs are two bedrooms boasting character with ceiling beams and a good sized bathroom with bath and shower. Outside there is a block paved parking area belonging to the property. Viewing is highly recommended to appreciate the 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 ACCOMMODATION COMPRIZES

ENTRANCE HALL
Front entrance door, radiator, stairs to first floor.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

KITCHEN DINER
4.01M X 4.95M (13’2” X 16’3”)
Fitted with range of wall and base units comprising work surfaces, one and a half bowl sink unit, electric oven with gas hob with extractor hood over, integrated fridge freezer, recessed ceiling lights, radiator, fitted cupboard, plumbing for automatic washer, archway to sitting room.

SITTING ROOM
3.54M X 3.63M (11’7” X 11’11”)
Two radiators, telephone point, TV aerial point, two Velux windows.

FIRST FLOOR ACCOMMODATION

LANDING
Velux window.

BEDROOM ONE
3.10M X 2.73M (10’2” X 8’11”)
Ceiling beams, fitted cupboard housing wall mounted gas fired central heating boiler, radiator, TV aerial point.

BEDROOM TWO
2.18M X 3.32M (7’2” X 10’11”)
Ceiling beam, radiator, TV aerial point.

BATHROOM
Three piece white suite comprising P shaped bath tub with shower over and shower screen, pedestal wash hand basin, low flush WC, recessed ceiling lights, extractor fan, Velux window, radiator.

OUTSIDE
Outside there is a block paved parking area belonging to the property.

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
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.

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.

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.