

CLUBLEYS



6 Northgate Vale,
Market Weighton YO43 3EA

£145,000



Standing in a established residential area and only a short walk from the town centre, this three bedroom semi detached house offers spacious accommodation arranged over two floors. The property benefits from PVC double glazing and gas fired central heating. The accommodation briefly comprises entrance hall, sitting room with dining area, kitchen diner, three bedrooms and bathroom. Outside there are gardens to the front and rear of the house. The front garden is gravelled providing extra parking, along with a side driveway and access to a single garage. NO CHAIN INVOLVED.

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, tiled floor, radiator, stairs to first floor, dado rail.

SITTING ROOM

5.06m x 3.07m (16'7" x 10'1")
Radiator, TV aerial point, telephone point, feature fireplace.

DINING AREA

3.04m x 2.06m (10'0" x 6'9")
Radiator, patio doors to garden.

KITCHEN

3.04m x 2.12m (10'0" x 6'11")
Fitted with range of wall and base units comprising work surfaces, stainless steel sink unit, wall mounted gas fired central heating boiler, plumbing for automatic washer, space for cooker, fitted cupboard, part tiled walls, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard, ceiling coving.

BEDROOM ONE

4.38m x 2.59m (14'4" x 8'6")
Radiator, ceiling coving, TV aerial point.

BEDROOM TWO

3.72m x 2.59m (12'2" x 8'6")
Radiator.

BEDROOM THREE

2.62m x 1.82m (8'7" x 6'0")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush WC, part tiled walls, radiator, ceiling coving.

OUTSIDE

Outside there are gardens to the front and rear of the house. The front garden is gravelled providing extra parking, along with a side driveway and access to a single garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

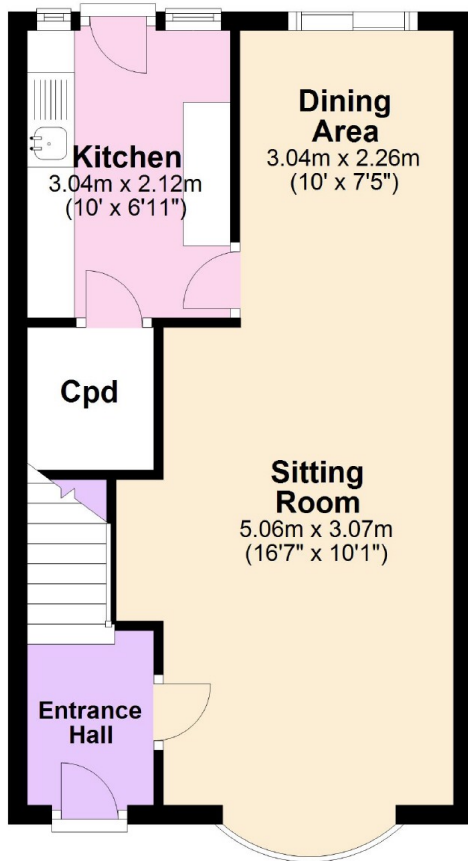
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND B



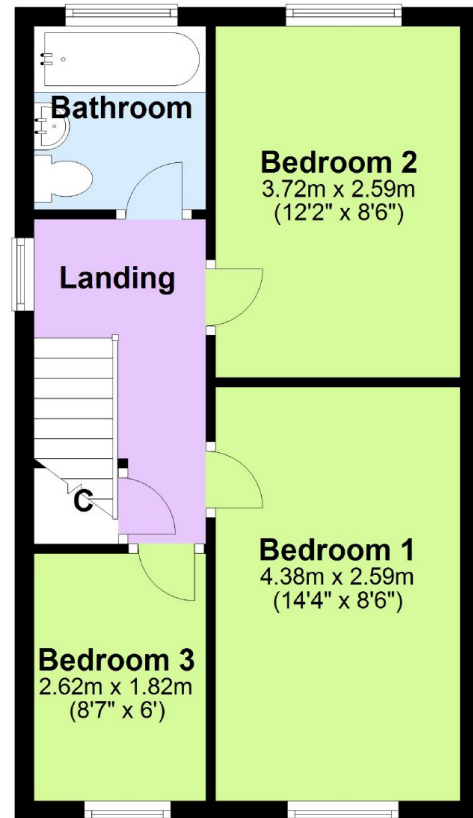
Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 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

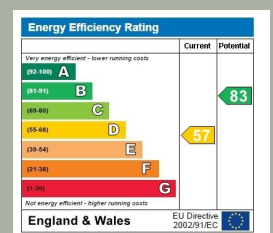
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking 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 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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