



73 Hill Rise,
Market Weighton YO43 3JX
£215,000





Extended, spacious family accommodation in a highly desirable area of Market Weighton. This marvellous detached house offers well appointed living arranged over two floors. The property offers a wealth of potential for the new owner to put their own stamp on it and transform the property. To the downstairs is a light and airy lounge offering plentiful space with the addition of a bay window. The extended kitchen overlooks the mature rear garden as does the dining room with sliding doors onto the patio area perfect for al fresco dining. There are also the desirable benefits of a utility room and downstairs WC. Upstairs hosts four bedrooms with a master en suite and family bathroom. Viewing is highly recommended to appreciate this delight of a 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

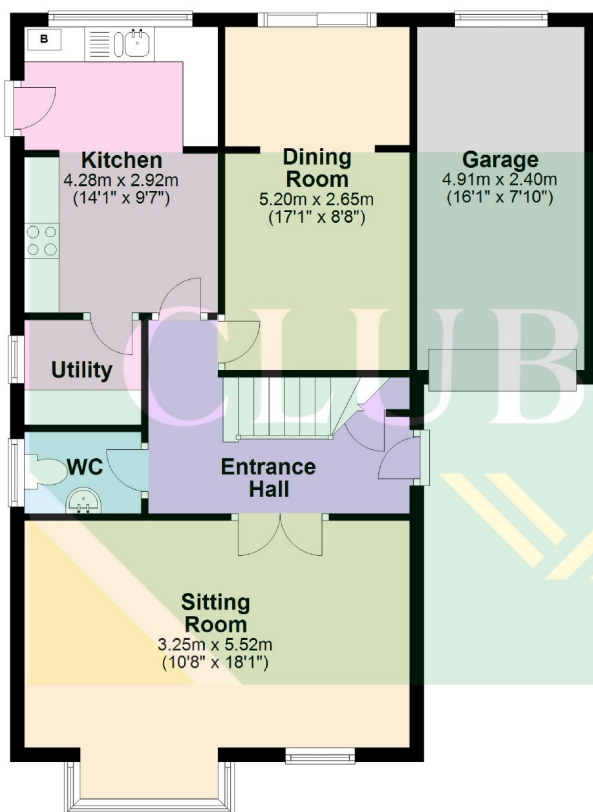
9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

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.

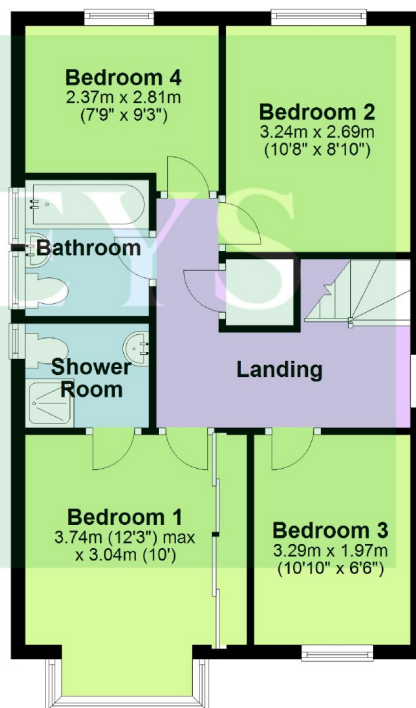
Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Total area: approx. 121.7 sq. metres (1310.5 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

WC

SITTING ROOM 3.25m x 5.52m

KITCHEN 4.28m x 2.92m

UTILITY ROOM

DINING ROOM 5.20m x 2.65m

LANDING

BEDROOM ONE 3.01m x 3.04m

EN SUITE

BEDROOM TWO 3.24m x 2.69m

BEDROOM THREE 3.29m x 1.97m

BEDROOM FOUR 2.37m x 2.81m

BATHROOM 1.97m x 1.78m

GARAGE 4.91m x 2.40m

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

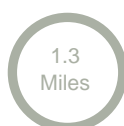
Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

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.

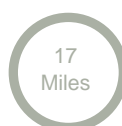
TRAVEL

APPROX

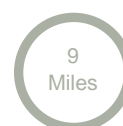
Distance by (Car)



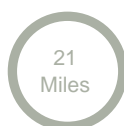
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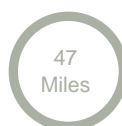
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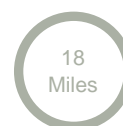
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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