



96, Shipman Road,  
Market Weighton, YO43 3RB  
£255,000



**AGENTS NOTES**

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 and 9 am to 3 pm Saturday

**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.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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 Conduct Authority.

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 a 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	84
EU Directive 2002/91/EC			

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Situated at the end of a popular development and just a short stroll from the town centre, this attractive detached three-bedroom home offers spacious, well-balanced accommodation ideal for modern family living. An entrance porch leads into a generous sitting room through diner, with French doors opening into a bright conservatory overlooking the garden. The fitted kitchen provides practical everyday convenience, with access to a utility area and downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite, alongside a family bathroom. Outside, the enclosed rear garden features paved, gravelled and lawned areas, complemented by fence and hedge boundaries and side gated access. To the front, a lawned garden and block paved driveway provide ample parking and lead to the useful store, formerly the garage.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C



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#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

Front entrance door.

##### SITTING ROOM & DINING AREA

7.09m max x 3.25m max (23'3" max x 10'7" max)  
 Two radiators, ceiling coving, TV aerial point, telephone point, stairs leading to first floor, electric fire, PVC French doors leading to the conservatory.

##### CONSERVATORY

3.68m x 2.67m (12'0" x 8'9")  
 PVC windows to three sides with a brick dwarf wall below, French doors leading to the garden, a poly roof, and a tiled floor.

##### KITCHEN

3.30m max x 2.91m max (10'9" max x 9'6" max)  
 Fitted with a range of wall and base units with work surfaces, single drainer stainless steel sink unit, Neff eye-level oven, and Neff hob with extractor hood over. There is space for a dishwasher, a tiled floor, part-tiled walls, an under-stairs cupboard, and a rear entrance door.

##### UTILITY

Fitted wall and base units comprising work surfaces, plumbing for automatic washer, wall mounted gas fired central heating boiler, access to the store.

##### WC

Two piece white suite comprising low flush WC, wash hand basin, extractor fan, radiator.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Access to loft space, radiator, airing cupboard housing hot water cylinder.

##### BEDROOM 1

4.36m x 2.55m max (14'3" x 8'4" max)  
 Radiator, telephone point, TV aerial point.

##### EN SUITE

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, radiator, part tiled walls, extractor fan.

##### BEDROOM 2

2.66m x 3.16m (8'8" x 10'4")  
 Radiator.

##### BEDROOM 3

2.66m x 2.70m (8'8" x 8'10")  
 Radiator.

##### BATHROOM

Three piece light coloured suite comprising panelled bath, low flush WC, pedestal wash hand basin, radiator, part tiled walls.

##### OUTSIDE

Outside, the front of the property offers a lawned garden with a block-paved driveway providing ample parking and access to a useful store (formerly the garage). To the rear, there is an enclosed, private garden with paved, gravelled and lawned areas, all bordered by fencing and hedging, plus side gated access.

##### STORE

2.47m x 2.51m (8'1" x 8'2")  
 Formerly the garage. Up and over door, power and light.

##### ADDITIONAL INFORMATION

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##### SERVICES

Mains water, gas, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the agent.

