



11, St. Aiden Close,
Market Weighton, YO43 3HE
Guide Price £210,000



Total area: approx. 90.9 sq. metres (978.4 sq. feet)



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.

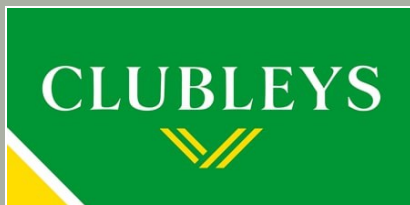
MATERIAL INFORMATION

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 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.



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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		EU Directive	2002/91/EC

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 representation 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.

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.

Set behind a lawned frontage with driveway parking and a garage, this detached home offers generous living space and clear potential for buyers looking to create something bespoke. The property has suffered historic water damage following a leak and now requires a comprehensive programme of refurbishment throughout. The layout includes an entrance hall, WC, sitting room, dining room with French doors opening into the conservatory, and a kitchen. Upstairs are three bedrooms, an en-suite shower room, and the family bathroom. Outside, the rear garden combines paved and gravelled seating areas with established shrubs, fenced boundaries, and gated side access, creating a private and manageable outdoor space. A rare opportunity for investors, developers, or buyers seeking a full renovation project in a well-established residential setting.

Tenure: Freehold. East Riding of Yorkshire BAND: D.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, ceiling coving, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin with tiled splashback, radiator.

SITTING ROOM

4.44m x 3.28m (14'6" x 10'9")

Coal effect gas fire set in marble effect hearth and inset, wooden surround and mantle, dado rail, ceiling coving, archway to...

DINING ROOM

3.34m x 2.60m (10'11" x 8'6")

Dado rail, French doors to conservatory.

CONSERVATORY

2.23m x 2.95m (7'3" x 9'8")

PVC windows to three sides, French doors to garden, brick dwarf wall below, polycarbonate roof.

KITCHEN

3.34m x 2.55m (10'11" x 8'4")

Fitted wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven and gas hob, extractor hood over, plumbing for automatic washing machine, rear entrance door, understairs cupboard.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space.

BEDROOM ONE

3.65m x 3.17m (11'11" x 10'4")

Ceiling coving, radiator.

EN SUITE

Two piece suite comprising step in shower cubicle, pedestal wash hand basin, tiled splashback, radiator.

BEDROOM TWO

3.11m x 3.28m (10'2" x 10'9")

Radiator.

BEDROOM THREE

3.21m x 2.07m (10'6" x 6'9")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, extractor, radiator, cupboard housing wall mounted gas fired central heating boiler.

OUTSIDE

Outside, the rear garden combines paved and gravelled seating areas with established shrubs, fenced boundaries, and gated side access, creating a private and manageable outdoor space.

GARAGE

Up[and over door, power and lght.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

