



34, Beverley Road,
Market Weighton, YO43 3JP
Offers Over £400,000



ABOUT THE PROPERTY

Situated in a highly desirable residential location, this beautifully presented four bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Immaculately maintained throughout and offered to the market with no onward chain, the property is ready for its next owners to enjoy.

The accommodation comprises a welcoming entrance hall with ground floor WC, a generous bay fronted sitting room, separate dining room, and a well-appointed kitchen with integrated appliances leading into a bright conservatory with French doors opening onto the private rear garden. A separate utility room completes the ground floor.

To the first floor are four well-proportioned bedrooms, including a master bedroom with fitted wardrobes and en-suite shower room, together with a modern family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn and can be accessed from both the conservatory and dining room. To the front, a generous gravelled driveway provides ample off-street parking and leads to the integral garage, with established shrub borders enhancing the property's attractive kerb appeal.

Tenure: Freehold. East Riding of Yorkshire Council Tax BAND: E.







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, wall niche, dado rail, radiator, stairs leading to first floor.

SITTING ROOM

Bay window, electric fire set on a marble effect hearth with decorative surround, dado rail, ceiling rose, two wall light points. radiator, ceiling coving,

DINING ROOM

Wall niche, dado rail, ceiling rose, ceiling coving, patios leading to the garden.

KITCHEN

4.82m x 2.94 (15'9" x 9'7")

Fitted with a range of wall and base units comprising of stainless steel sink unit, integrated hob and oven with extractor hood over, integrated fridge and dishwasher, part tiled walls, tiled floor, breakfast bar, radiator, entrance to conservatory,

WC

Two piece white suite comprising of pedestal wash hand basin, low flush WC, tiled floor, radiator.

CONSERVATORY

3.20m x 4.33m (10'5" x 14'2")

Tiled floor, radiator, patio floors leading to garden.

UTILITY

Side entrance PVC door, plumbing for automatic washing machine, boiler, part tiled walls, tiled floor, access to garage.

FIRST FLOOR ACCOMMODATION

LANDING

Cupboard housing hot water cylinder, two wall light points, radiator, ceiling coving, access to loft.

BEDROOM ONE

3.95m x 4.61m (12'11" x 15'1")

Fitted wardrobes, ceiling coving, radiator.

EN-SUITE

Three piece white suite comprising of corner shower cubicle, wash hand basin set in vanity unit, low flush WC, towel radiator, extractor fan, tiled walls and floors.

BEDROOM TWO

5.18m x 2.97m (16'11" x 9'8")

Ceiling coving ,ceiling rose, radiator.

BEDROOM THREE

3.5m x 2.96m (11'5" x 9'8")

Fitted wardrobes, dado rail, ceiling rose, ceiling coving, radiator.

BEDROOM FOUR

3.17m x 2.92m (10'4" x 9'6")

Radiator.

BATHROOM

2.24m x 2.27m (7'4" x 7'5")

Three piece white suite comprising of P shaped paneled bath with shower over and glass shower screen, wash hand basin set in vanity unit, low flush WC, extractor fan, tiled wall and floor, towel radiator.

OUTSIDE

The enclosed rear garden is predominantly laid to lawn, creating an ideal outdoor space for families and entertaining, with direct access from both the conservatory and dining room. To the front, the property enjoys an attractive gravelled driveway providing ample off-street parking, complemented by mature shrub borders and access to the garage.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains electric, gas, water and drainage.

APPLIANCES

No appliances have been tested by the agent.



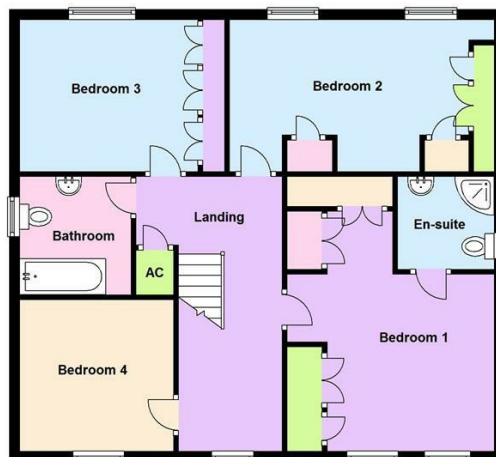
Ground Floor

Approx. 92.1 sq. metres (991.1 sq. feet)



First Floor

Approx. 77.9 sq. metres (838.5 sq. feet)



Total area: approx. 170.0 sq. metres (1829.6 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

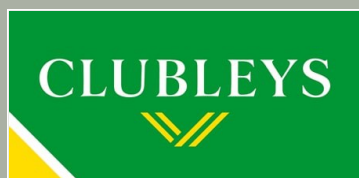
MORTGAGES

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.

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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

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.