CLUBLEYS

23, Rees Close, Market Weighton, YO43 3GF

£110,000







Offered with no onward chain, this freehold first-floor apartment combines a central location with the rare advantage of private parking and an integral garage, making it an ideal choice for first-time buyers, professionals, investors, or those looking to downsize without compromise. The accommodation is well planned and easy to enjoy, centred around a spacious open-plan living area. The fitted kitchen is neatly positioned along one wall, leaving ample space for both relaxing and dining. A generous double bedroom and a well-appointed bathroom complete the accommodation. A real standout feature is the integral garage, which can be accessed both internally and externally, providing secure parking as well as excellent storage space, a rarity for an apartment. Conveniently positioned close to a range of local amenities, this practical, low-maintenance freehold home is ready to move straight into.

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

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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
Front entrance door, garage, stairs to first floor.

LANDING
Radiator, access to loft space.

OPEN PLAN LIVING KITCHEN
5.34m x 4.42m (17'6" x 14'6")
Fitted wall and base units with work surfaces, a 1.5-bowl sink unit, electric oven, gas hob with an extractor hood above, part-tiled walls, free standing fridge, freezer and washing machine, T.V. aerial point, telephone point, two radiators, cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE
3.31m x 2.94m (10'10" x 9'7")
T.V. aerial point, telephone point, fitted cupboard, radiator.

BATHROOM
Three piece suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, radiator, extractor.

OUTSIDE
Outside The property benefits from an integral garage, providing secure parking and excellent storage space, with both internal and external access. In addition, there is a private off-road parking space.

GARAGE
5.34m x 2.62m (17'6" x 8'7")
Up and over door, power and light, plumbing for automatic washing machine.

ADDITIONAL INFORMATION
We are informed by the Vendor there is currently an Estate Charge paid annually to Greenbelt for Public Open Space.

The current fee is £224.82 per annum.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.

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Total area: approx. 49.2 sq. metres (530.0 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.

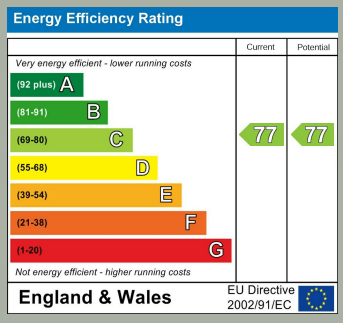
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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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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.