

Total area: approx. 92.3 sq. metres (993.7 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.

CLUBLEYS

1, Sandfield Close, Market Weighton, YO43 3ET
£225,000







Beautifully presented throughout, this three-bedroom semi-detached home has a wonderful sense of light and space, with an inviting layout and a private garden designed for relaxed everyday living. A spacious hallway leads to two lovely reception rooms, including a sitting room with feature fireplace and a dining room opening directly onto the garden. The immaculate kitchen connects to a useful rear porch, while upstairs, three bedrooms include a particularly generous main bedroom spanning the full width of the house, alongside a modern white bathroom. Outside, the rear garden enjoys a peaceful, private feel, with a neat lawn, flower borders, a pretty pergola and paved seating area. To the side, a sheltered suntrap provides an additional space to unwind, with the option to reinstate driveway access to the garage by removing the fencing. To the front, a lawned garden with established hedge boundaries creates an attractive approach, complemented by a side driveway.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

rightmove

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
Front entrance door, tiled floor.

ENTRANCE HALL
Entrance door, radiator, stairs to first floor with cupboard under.

SITTING ROOM
4.23m x 3.48m (13'10" x 11'5")
Gas fire with marble effect fireplace and hearth, wall lights, radiator, ceiling coving, TV aerial point.

DINING ROOM
3.72m x 2.89m (12'2" x 9'5")
Patio doors leading to the garden, radiator, ceiling coving.

KITCHEN
3.72m x 2.41m (12'2" x 7'10")
Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, electric oven, induction hob with extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, radiator, rear entrance door.

REAR PORCH
PVC rear entrance door, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space with light.

BEDROOM ONE
5.46m x 2.95m (17'10" x 9'8")
Fitted cupboard, radiator.

BEDROOM TWO
3.31m x 3.02m (10'10" x 9'10")
Radiator.

BEDROOM THREE
2.39m x 2.37m (7'10" x 7'9")
Radiator.

BATHROOM
Three piece white suite comprising panel bath with shower over, low flush WC, pedestal wash hand basin, radiator, fitted cupboard, fully tiled walls, cupboard housing wall mounted gas fired central heating boiler.

OUTSIDE
The rear garden enjoys a peaceful, private feel, with a neat lawn, flower borders, a pretty pergola and paved seating area. To the side, a sheltered suntrap provides an additional space to unwind, with the option to reinstate driveway access to the garage by removing the fencing. To the front, a lawned garden with established hedge boundaries creates an attractive approach, complemented by a side driveway.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.






