

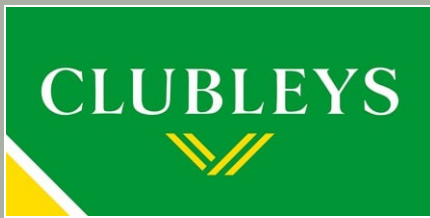


Apartment, 6, 44a High Street,
Market Weighton, YO43 3AH
£110,000



Set within a small development of just nine apartments, this bright one-bedroom home combines generous open-plan living with a quieter position towards the rear of the building. The spacious open-plan living kitchen forms the heart of the apartment, with three large windows bringing in plenty of natural light and creating an inviting space to relax, dine or entertain. A well-proportioned double bedroom and separate bathroom complete the accommodation, making the layout simple, practical and easy to maintain. Access is shared with just one other apartment, adding a greater sense of privacy than you might expect from apartment living. Positioned on the High Street, everyday amenities and transport links are close at hand, with convenient connections towards Hull and York. Offered with no onward chain, it's a smart option for first-time buyers, downsizers or investors.

Tenure: Leasehold. East Riding Of Yorkshire Council: A.



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East Riding of Yorkshire
BAND: A

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 ACCOMODATION COMPRISES

ENTRANCE HALL

Entrance door, wall mounted electric radiator, cupboard, inetcom system.

OPEN PLAN LIVING

Fitted with a range of wall and base units comprising of work effect work surfaces, single drainer, stainless steel sink unit, electric hob with extractor hood over, electric oven and grill, part tiled walls, spotlights, leading to cupboard housing hot water cylinder, wall mounted electric radiator.

BEDROOM

Wall mounted electric radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and glass shower screen, wash hand basin set in vanity unit, low flush WC, chrome towel radiator, mirrored vanity cupboard, extractor fan, part tiled walls, tiled floor.

ADDITIONAL INFORMATION

Upon successful completion of the final sale within the Block, the new owners will form the Management Company.

The length of the Lease will be 999 years as of the date of completion.

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



Total area: approx. 49.3 sq. metres (530.6 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

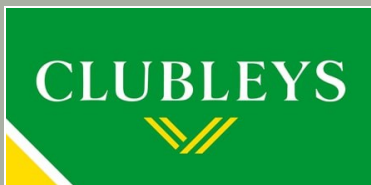
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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	51	66
(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.