



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.

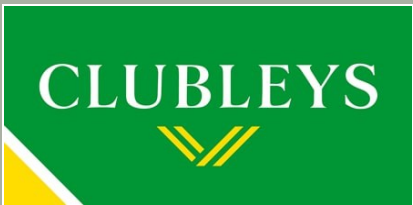
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

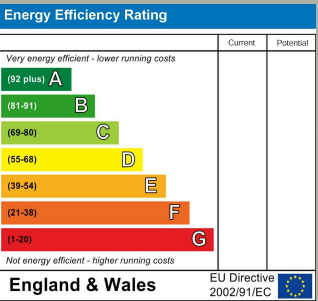
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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.

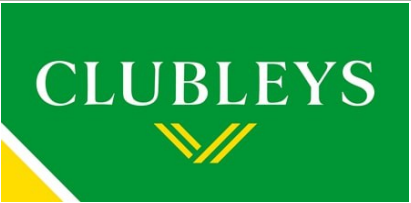


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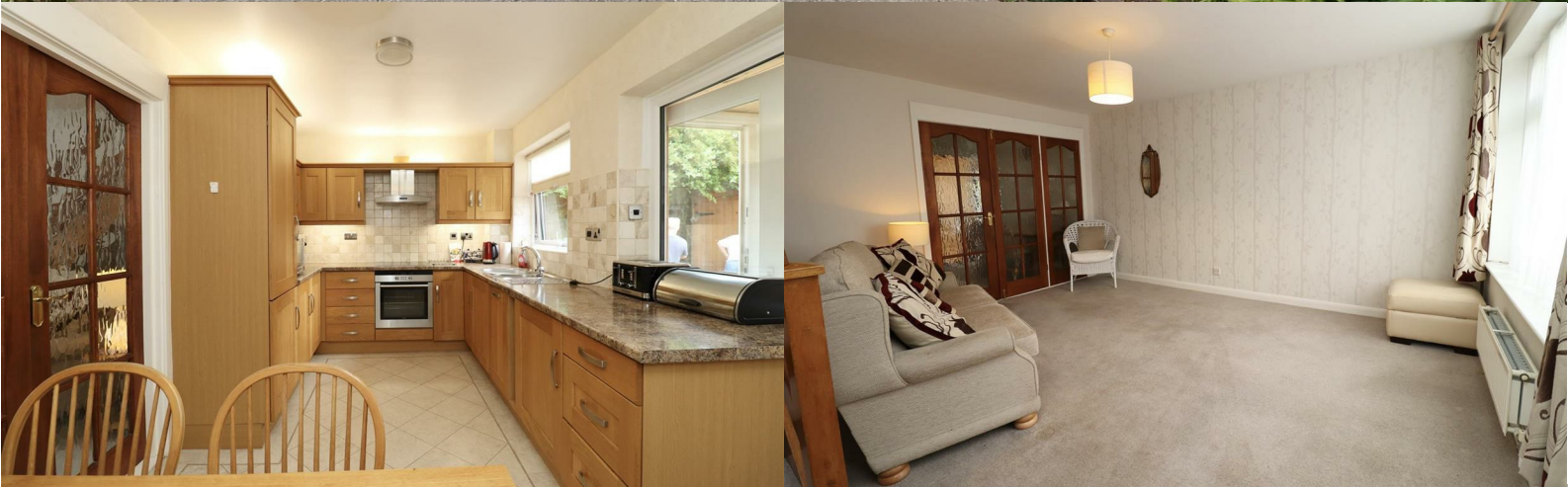


Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.



5, Croft Close,
Market Weighton, YO43 3JU
£195,000



Immaculately presented and ready to move straight into, this three-bedroom home combines beautifully kept interiors with a lovely garden, private driveway and garage, all offered with no onward chain. Inside, the accommodation includes a spacious sitting room and a particularly lovely fitted kitchen, featuring quality solid oak-fronted cabinetry and plenty of practical storage. A bright sun room extends the living space and provides a relaxed spot to sit and enjoy the garden. Upstairs are three bedrooms and a family bathroom, all presented in excellent order. Outside, the front garden is lawned with established planted borders, while the enclosed rear garden offers a lawn and patio area for outdoor seating. A private side driveway leads to the garage, providing off-street parking and useful additional storage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Modern composite entrance door.

SITTING ROOM

4.43m x 4.60 (14'6" x 15'1")

Stairs to first floor, T.V. aerial point, telephone point, two radiators.

KITCHEN DINER

4.43m x 2.62m (14'6" x 8'7")

Fitted wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, integrated oven, induction hob, integrated fridge/freezer, integrated dishwasher, integrated washing machine. Karndean flooring, radiator.

SUN ROOM

2.61m x 2.43m (8'6" x 7'11")

PVC windows, flat roof, door to rear, wooden panelling.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, fitted cupboard.

BEDROOM ONE

2.51m x 2.90m (8'2" x 9'6")

Fitted wardrobes, radiator.

BEDROOM TWO

2.51m x 3.65m (8'2" x 11'11")

Radiator.

BEDROOM THREE

1.82m x 2.61m (5'11" x 8'6")

Wall mounted gas fired central heating boiler, radiator.

BATHROOM

Three piece suite comprising corner bath, pedestal wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, radiator.

OUTSIDE

Outside, the front garden is lawned with established planted borders, while the enclosed rear garden offers a lawn and patio area for outdoor seating. A private side driveway leads to the garage, providing off-street parking and useful additional storage.

GARAGE

Sectional concrete construction, wooden door.

ADDITIONAL INFORMATION

The vendor has informed us that the property benefits from triple glazing throughout.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

