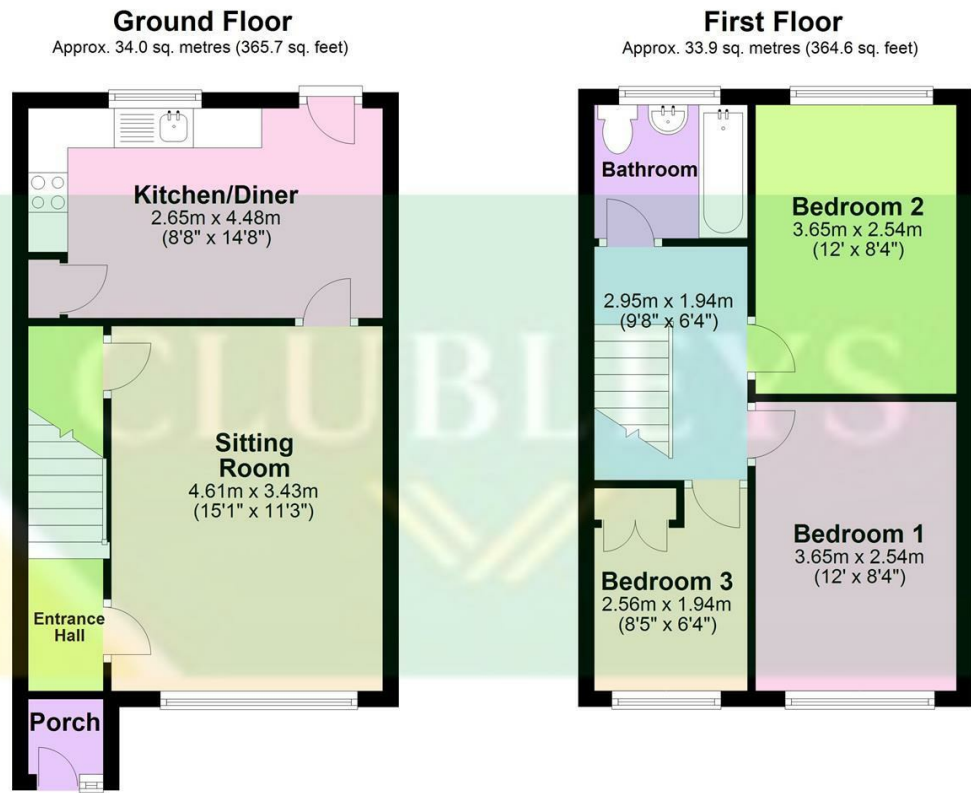


35, Croft Close,
Market Weighton, YO43 3JU
£179,500



Total area: approx. 67.8 sq. metres (730.2 sq. feet)

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



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

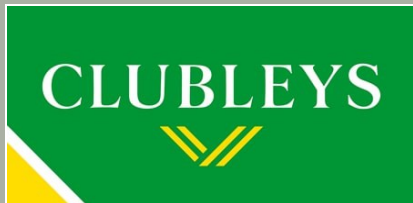
FREE VALUATIONS FOR SALE

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.

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.



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			88
(81-91) B		73	
(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.

Don't miss out on this fantastic opportunity! Located in an established residential area, this three-bedroom semi-detached home offers a perfect blend of comfort and potential. With its blank canvas appeal, it's ideal for first-time buyers or savvy investors eager to make their mark. Step inside the welcoming entrance hall, leading to a cosy sitting room and a spacious kitchen diner perfect for family gatherings. Upstairs, discover three well-proportioned bedrooms and a family bathroom. Outside, enjoy a generous front lawn, ample driveway for parking, and a private rear garden with a paved seating area for outdoor relaxation. This property is ready and waiting for you to transform it into your dream home!
Tenure Freehold, East Riding of Yorkshire Council Band B.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

UPVC front entrance door.

ENTRANCE HALL

Stairs to first floor.

SITTING ROOM

4.61 x 3.43 (15'1" x 11'3")

Radiator, ceiling coving, telephone point, T.V. aerial point.

KITCHEN/DINER

2.65m x 4.48m (8'8" x 14'8")

Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit, electric oven, electric hob, cooker hood over, plumbing for automatic washing machine, part tiled walls, fitted cupboard housing gas fired central heating boiler, radiator, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space.

BEDROOM ONE

3.65m x 2.54m (11'11" x 8'3")

Radiator, power points.

BEDROOM TWO

3.65 x 2.54 (11'11" x 8'3")

Radiator, power points.

BEDROOM THREE

2.56 x 1.94 (8'4" x 6'4")

Fitted cupboard, radiator, power points.

BATHROOM

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

OUTSIDE

Outside, the property boasts a generous frontage with lawned garden to the front and a side driveway offering ample parking space. The rear garden features a paved seating area and lawned garden bordered by fence boundaries, offering privacy and space for outdoor enjoyment.

GARAGE

Up and over door.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

