



8, Croft Close,  
Market Weighton, YO43 3JU  
£200,000



Total area: approx. 91.7 sq. metres (987.1 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

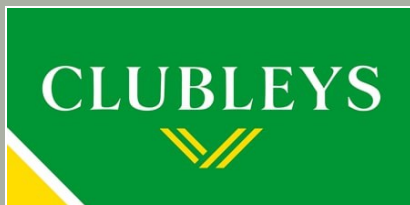
**FREE VALUATIONS FOR SALE**

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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.

Nestled in an established area just a short stroll from the town centre, this extended three-bedroom semi-detached home offers an inviting and versatile living space perfect for families. The property is in good order throughout and boasts a light, airy ambiance. The ground floor comprises an entrance porch, a sitting room, and a spacious kitchen diner that seamlessly flows into a garden room, providing a fantastic area for relaxation and entertaining. From here, you can access the well-maintained rear garden, which features a decked area leading onto a lawn with fenced boundaries, perfect for entertaining. The former garage has been thoughtfully sectioned off to create a store and the beginnings of a utility room, adding to the home's practicality. Upstairs, you'll find three well-appointed bedrooms and a recently fitted modern shower room. The front of the property offers ample parking with a driveway leading to the store. With its spacious living areas and convenient location, this home is an ideal choice for families seeking comfort and style.

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



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

PVC front entrance door, laminate wood flooring, radiator, ceiling coving.

**SITTING ROOM**

4.51 x 3.65 (14'9" x 11'11")

Laminate wood flooring, two radiators, T.V. aerial point, ceiling coving, staircase to first floor, understairs cupboard, double doors to Kitchen.

**KITCHEN DINER**

4.46 x 2.69 (14'7" x 8'9")

Fitted with a range of wall and floor units, work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, gas hob with extractor hood over, plumbing for automatic washing machine, integrated fridge, laminate wood flooring, ceiling coving, radiator, archway to Garden Room.

**GARDEN ROOM**

4.46 x 2.75 (14'7" x 9'0")

Laminate wood flooring, radiator, PVC rear entrance door.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft space.

**BEDROOM ONE**

3.66 max x 2.51 (12'0" max x 8'2" )

Radiator.

**BEDROOM TWO**

3.61 x 2.51 (11'10" x 8'2")

Radiator.

**BEDROOM THREE**

2.62 x 1.85 (8'7" x 6'0")

Radiator.

**SHOWER ROOM**

Three piece white suite comprising walk in shower cubicle with wet walling, pedestal wash hand basin, low flush W.C.,

**OUTSIDE**

The well-maintained rear garden features a decked area leading onto a lawn with fenced boundaries, making it perfect for entertaining. The front of the property offers ample parking with a driveway leading to the store.

**STORES**

Formerly the garage, power and light.

**ADDITIONAL INFORMATION**

The vendor has informed us the property has previously flooded in July 2014.

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

