

9, Crumpton Road,
Market Weighton, YO43 3RQ
£280,000



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

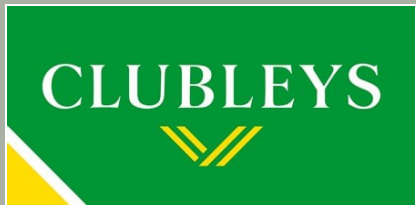
FREE VALUATIONS FOR SALE

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.

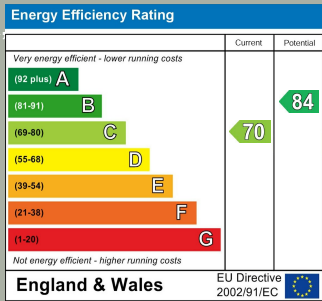
MORTGAGES

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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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 enviable position at the end of a private cul-de-sac, this beautifully maintained two-bedroom detached bungalow, built in 2000, offers privacy, space, and convenience with NO ONWARD CHAIN. Originally three bedrooms, it has been cleverly reconfigured to create a spacious kitchen/diner, complementing the generous sitting room with a dining area. The main bedroom benefits from an en-suite, while the neutral décor throughout ensures a move-in-ready home. Outside, the south-facing rear garden features a paved seating area, lawn, and gated side access, leading to a brick-built detached garage. The front of the property offers a lawned area, tarmac driveway, gated carport, and additional parking. With just one careful owner, this rare find won't be around for long, book your viewing today!

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

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, ceiling coving, radiator, fitted cupboard.

SITTING ROOM & DINING AREA

6.44m max x 4.54m max (21'1" max x 14'10" max)
Three radiators, TV aerial point, telephone point, ceiling coving, laminate flooring.

INNER HALLWAY

Access to loft space, laminate flooring, fitted cupboard housing hot water cylinder.

BREAKFAST KITCHEN

5.18m x 3.33m max (16'11" x 10'11" max)
Fitted with a range of wall and base units comprising work surfaces, a 1.5-bowl ceramic sink unit, plumbing for an automatic washer and dishwasher, an extractor hood, partially tiled walls, a tiled floor, a radiator, recessed ceiling lights, and ceiling coving. There is also a cupboard housing a wall-mounted, gas-fired central heating boiler and a rear entrance door.

BEDROOM 1

3.77m x 3.02m (12'4" x 9'10")
Fitted wardrobe to one wall, radiator, ceiling coving, laminate flooring.

EN-SUITE

Three piece light coloured suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, ceiling coving, recessed ceiling lights, extractor fan.

BEDROOM 2

3.33m x 2.45m (10'11" x 8'0")
Radiator, ceiling coving, laminate flooring.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, ceiling coving, tiled floor, recessed ceiling lights, tiled floor, heated chrome towel rail.

OUTSIDE

Outside, the south-facing rear garden features a paved seating area leading onto a lawn with fenced boundaries and side gated access, offering a peaceful retreat. The front garden is also lawned, with

a tarmac driveway to the side providing ample parking. A gated carport leads to a detached garage, adding further practicality.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

