



3, Crumpton Road,
Market Weighton, YO43 3RQ
Offers Over £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.

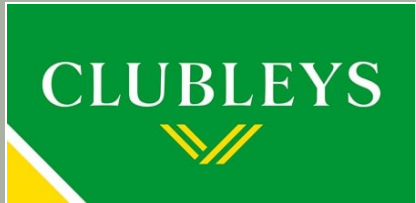
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

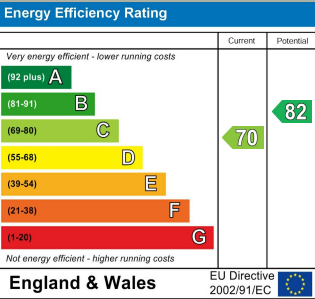
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.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

A three-bedroom detached bungalow offered with no onward chain, set within a popular and sought-after residential area. The property has been well cared for over the years and now presents an excellent opportunity for a new owner to refresh and style to their own taste. The accommodation includes a welcoming entrance hall with storage cupboard, a spacious sitting room with dining area, attractive bay window and gas fire, a fitted kitchen, three bedrooms with the main benefiting from an en-suite shower room, and a family bathroom. Outside, the bungalow enjoys a private rear garden laid to lawn with established hedges and shrubs, while to the front there are further mature plantings, a gated side driveway providing ample parking, and a detached garage.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, fitted cupboard, radiator.

SITTING ROOM WITH DINING AREA

4.55m max x 6.22m max (14'11" max x 20'4" max)
Coal effect gas fire with wooden surround and mantle, bay window, T.V. aerial point, telephone point, ceiling coving, two radiators.

INNER HALL

Access to roof space, fitted cupboard housing hot water cylinder, ceiling coving, electric wall heater.

KITCHEN

2.90m x 3.23m (9'6" x 10'7")
Fitted with a range of wall and base unit comprising 1.5 bowl sink unit, chrome mixer tap, electric oven with gas hob and extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, part tiled walls, recessed ceiling lights, radiator, side entrance door.

BEDROOM ONE

3.78m x 3.06m (12'4" x 10'0")
T.V. aerial point, ceiling coving, radiator.

EN-SUITE

Three piece suite comprising coloured suite, low flush W.C., pedestal wash hand basin, step in shower cubicle, part tiled walls, tiled floor, extractor fan, radiator.

BEDROOM TWO

2.49m x 3.30m (8'2" x 10'9")
Ceiling coving, radiator.

BEDROOM THREE

2.15m x 2.35m (7'0" x 7'8")
Ceiling coving, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over and shower screen, low flush W.C., pedestal wash hand basin, part tiled walls, tiled floor, ceiling coving, extractor, radiator.

OUTSIDE

Outside, the bungalow enjoys a private rear garden laid to lawn with established hedges and shrubs, while to the front there are further mature plantings, a gated side driveway providing ample parking, and a detached garage.

GARAGE

Detached garage, electric roller shutter door power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

