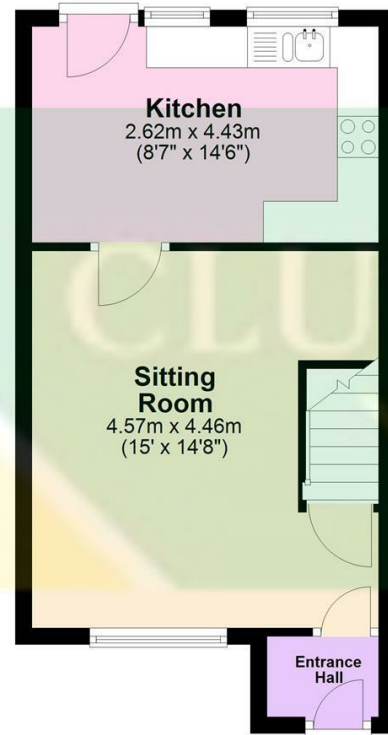


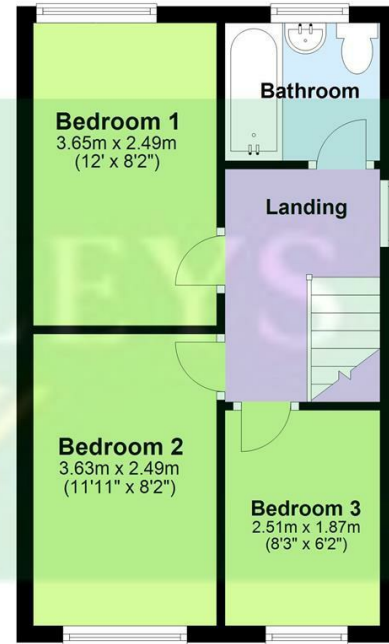


18, Croft View,  
York, Market Weighton, YO43 3JY  
£180,000

**Ground Floor**  
Approx. 33.2 sq. metres (357.6 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 sq. feet)



**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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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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YO43 3AL  
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[mw@clubleys.com](mailto:mw@clubleys.com)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

Offered with no onward chain, this three-bedroom semi-detached home is ideally located just a short walk from the town centre and benefits from neutral décor and recently fitted carpets throughout. The property offers spacious and practical accommodation, comprising an entrance hall leading into a generous sitting room with stairs to the first floor. To the rear, a fitted kitchen with dining area provides an ideal space for everyday living and entertaining. Upstairs, there are three bedrooms and a modern, fully tiled white bathroom suite. The rear garden features a combination of paved, gravelled and lawned areas, complemented by a raised plant border, fenced boundaries and convenient side gated access. To the front, a gravelled garden sits behind a low brick wall, while a side driveway provides off-street parking and leads to a detached garage.

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



[www.clubleys.com](http://www.clubleys.com)



#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

PVC front entrance door, laminate wood flooring.

##### SITTING ROOM

4.57 x 4.46 (14'11" x 14'7")

Stone effect hearth and surround, ceiling coving, two radiators, stairs to first floor.

##### KITCHEN

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

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob, extractor hood over, 1.5 bowl ceramic sink unit, plumbing for automatic washing machine, cupboard housing wall mounted gas fired central heating boiler, laminate wooden flooring, radiator, PVC rear entrance door.

##### FIRST FLOOR

##### LANDING

Access to loft space.

##### BEDROOM ONE

3.65 x 2.49 (11'11" x 8'2")

Radiator.

##### BEDROOM TWO

3.63 x 2.49 (11'10" x 8'2")

Ceiling coving, radiator.

##### BEDROOM THREE

2.51 x 1.87 (8'2" x 6'1")

Ceiling coving, radiator.

##### BATHROOM

Three piece suite comprising low flush W.C., pedestal wash hand basin, panelled bath, shower over, shower screen, vertical heated towel rail, fully tiled walls, extractor.

##### OUTSIDE

The property features a neatly presented rear garden with a mix of paved, stone and lawned areas, enhanced by a raised plant border, fenced boundaries and side gated access. To the front, there is a gravelled garden set behind a low brick wall, alongside a side driveway providing off-street parking and access to a detached garage

##### GARAGE

4.80 m x 2.52 m (15'8" m x 8'3" m)

Up and over door, side door, power and light.

