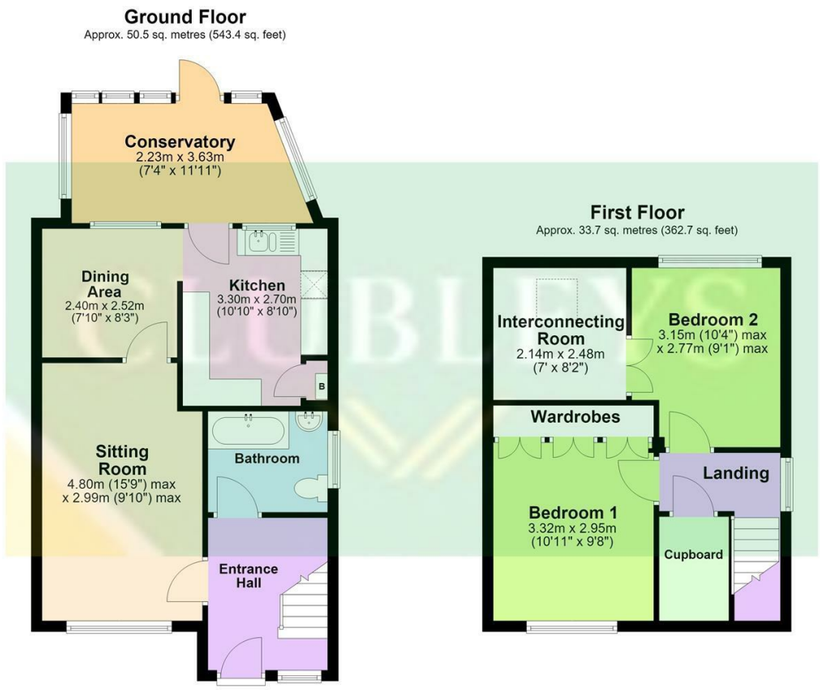


Total area: approx. 84.2 sq. metres (906.1 sq. feet)

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

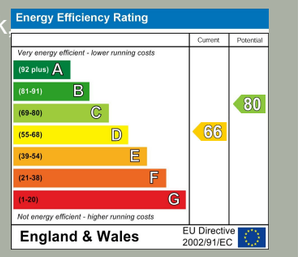
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.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 (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



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.

25, Croft Close, Market Weighton, YO43 3JU £165,000

NO ONWARD CHAIN. A two-bedroom semi-detached home with driveway, garage and enclosed garden, offering generous living space and an additional interconnecting room ideal as a home office, nursery or dressing room. With a conservatory overlooking the garden and scope to personalise, this is an excellent opportunity for first-time buyers, downsizers or anyone seeking a well-positioned home in Market Weighton. Tenure: Freehold. East Riding of Yorkshire Council B.

rightmove www.clubleys.com ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Stairs to first floor, laminate wooden flooring, telephone point, radiator.

SITTING ROOM
4.80m max x 2.99m max (15'8" max x 9'9" max)
Gas coal effect fire, decorative wooden surround, laminate wooden flooring, dado rail, ceiling coving, radiator.

KITCHEN
3.30m x 2.70m (10'9" x 8'10")
Fitted wall and base units, work surfaces, 1.5 bowl sink unit, space for cooker, space for fridge, plumbing for automatic washing machine, cupboard housing gas fired central heating boiler, laminate wooden flooring.

DINING AREA
2.40m x 2.52m (7'10" x 8'3")
Radiator.

CONSERVATORY
2.23m x 3.63m (7'3" x 11'10")
PVC windows, pitched polycarbonate roof, tiled floor, PVC door to garden.

BATHROOM
White suite comprising low flush W.C., vanity hand basin set in vanity unit, panelled spa bath, dual head shower over, shower screen, tiled walls, tiled flooring, recessed ceiling lights, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space, storage cupboard.

BEDROOM ONE
3.32m x 2.95m (10'10" x 9'8")
Fitted wardrobes, telephone point, radiator.

BEDROOM TWO
3.15m max x 2.77m max (10'4" max x 9'1" max)
Radiator, door to

INTERCONNECTING ROOM
2.14m x 2.48m (7'0" x 8'1")
Accessible via Bedroom Two, Velux window.

OUTSIDE
The rear garden combines paved and decked areas with fenced boundaries and access to the garage. At the front, a lawn and planted borders sit alongside a driveway extending to the garage.

GARAGE
6.10m x 3.20m (20'0" x 10'5")
Up and over door, side personnel door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.