

Total area: approx. 89.9 sq. metres (967.5 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.

CLUBLEYS

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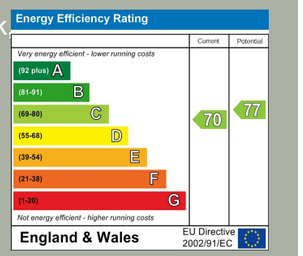
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

CLUBLEYS

10, Skelton Crescent, Market Weighton, YO43 3EB
£200,000







With gardens wrapping around three sides and a generous private driveway, this extended three-bedroom dormer offers noticeably more space, privacy and flexibility than many homes of its type.
Inside, the layout works effortlessly for everyday life. A welcoming entrance hall leads to a comfortable sitting room and fitted kitchen, complemented by a separate utility room. Two ground-floor bedrooms and a bathroom provide excellent versatility, while upstairs, a further bedroom with its own shower room creates a more private space for guests, teenagers or a main bedroom. Outside, the larger-than-average plot really sets the property apart. Lawned gardens extend to the front, side and rear, with established flowers and shrubs and a paved seating area for summer dining. A good size private drive leads to the detached garage. Well presented throughout and offered with no onward chain, this is a home with space to settle into from day one.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC Entrance door, radiator.

SITTING ROOM
4.58m x 3.20m (15'0" x 10'5")
Feature fire surround, radiator, television point, internet point and ceiling coving.

KITCHEN
3.74m x 2.55m (12'3" x 8'4")
Fitted with a range of wall and base units with complementary work surfaces, incorporating a single-drainer stainless steel sink unit. Further features include an extractor hood, breakfast bar, radiator, fitted shelved cupboard and ceiling coving. PVC door leading to...

UTILITY ROOM
2.79m x 2.60m (9'1" x 8'6")
Work surface, plumbing for automatic washer, PVC French doors leading to the garden.

BEDROOM TWO
3.13m x 2.58m (10'3" x 8'5")
Radiator, ceiling coving.

BEDROOM THREE
2.78m x 3.18m (9'1" x 10'5")
Radiator, ceiling coving.

BATHROOM
Fitted with a three-piece white suite comprising a panelled bath with shower over, wash hand basin set within a vanity unit, and low-flush WC. Further features include recessed ceiling lighting, an extractor fan and a chrome ladder-style heated towel radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Eaves storage housing wall mounted gas fired central heating boiler.

BEDROOM ONE
4.63m max x 2.94m (15'2" max x 9'7")
Radiator.

SHOWER ROOM
Fitted with a three-piece white suite comprising a step-in shower cubicle, low-flush WC and wash hand basin set within a vanity unit. Further features include recessed ceiling lighting, a chrome ladder-style heated towel radiator and useful eaves storage.

OUTSIDE
Outside, the larger-than-average plot really sets the property apart. Lawned gardens extend to the front, side and rear, with established flowers and shrubs and a paved seating area for summer dining. A good size private drive leads to the detached garage.

GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, drainage and electricity.

APPLIANCES
No appliances have been tested by the Agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 18000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.






