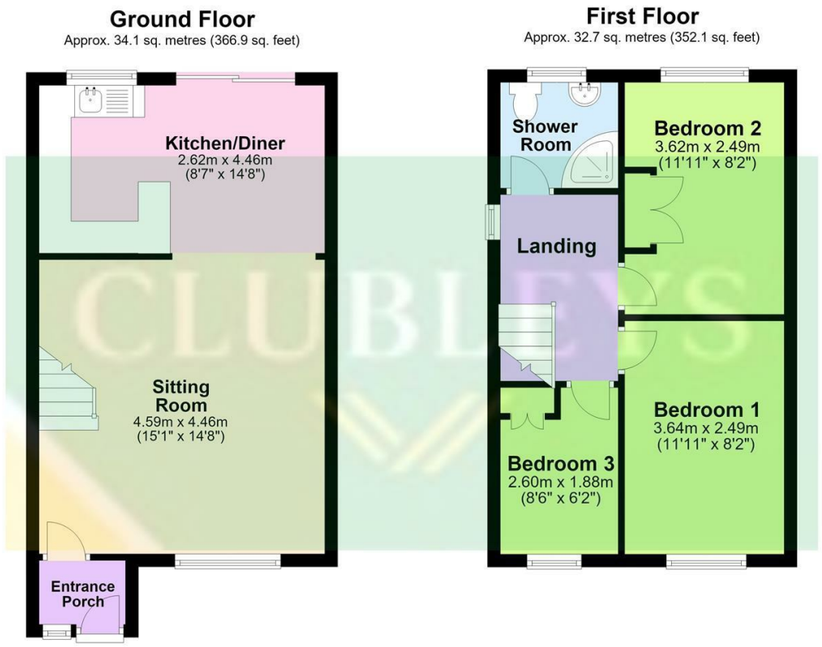


Total area: approx. 66.8 sq. metres (719.0 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

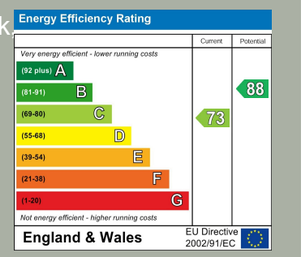
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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.

CLUBLEYS

16, Croft Close, Market Weighton, YO43 3JU
£190,000





Set back from the road behind a generous lawned front garden, this three-bedroom semi-detached home offers a lovely sense of space, with open-plan living and a natural connection to the outdoors. An entrance porch leads into a spacious sitting room, with stairs to the first floor and an easy flow through to the kitchen and dining area. Patio doors open onto the rear garden, creating a welcoming space for everyday living and entertaining. Upstairs, there are three bedrooms, including two doubles, alongside a family bathroom. Outside, the rear garden combines a paved seating area with a lawn and established planting, providing an inviting space to relax. To the front, the generous lawn creates an attractive approach, while a side driveway leads to the garage, offering practical off-street parking and additional storage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
PVC front entrance door, radiator, tiled flooring, ceiling coving and telephone point.

SITTING ROOM
4.59m x 4.46m (15'0" x 14'7")
Two radiators, TV aerial point, ceiling coving, tiled flooring and open access to...

KITCHEN/DINER
2.62m x 4.46m (8'7" x 14'7")
Fitted with a range of wall and base units incorporating work surfaces and a stainless steel sink unit. Plumbing for an automatic washing machine, partially tiled walls, tiled flooring, ceiling coving, radiator and patio doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING
Access to a boarded loft space, complete with lighting and a loft ladder.

BEDROOM ONE
3.64m x 2.49m (11'11" x 8'2")
Radiator, ceiling coving.

BEDROOM TWO
3.62m x 2.49m (11'10" x 8'2")
Radiator, fitted cupboard.

BEDROOM THREE
2.60m x 1.88m (8'6" x 6'2")
Radiator, fitted cupboard.

SHOWER ROOM
Three-piece white suite comprising a low-flush WC, pedestal wash hand basin and step-in shower cubicle with combi shower. Fully tiled walls, chrome ladder-style radiator and ceiling coving.

GARAGE
Up and over door.

OUTSIDE
Outside, the rear garden combines a paved seating area with a lawn and established planting, providing an inviting space to relax. To the front, the generous lawn creates an attractive approach, while a side driveway leads to the garage, offering practical off-street parking and additional storage.

ADDITIONAL INFORMATION
Improvements Made by the Current Owners

The current owners have carried out a number of improvements since purchasing the property, including the installation of new windows throughout, which remain under guarantee, and new radiators in every room. The boiler is serviced annually, and the electric shower has been replaced with a combi-fed shower. Further improvements include new internal doors throughout, a new staircase banister, the enclosure of the staircase and the creation of a useful built-in storage cupboard.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 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.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.



