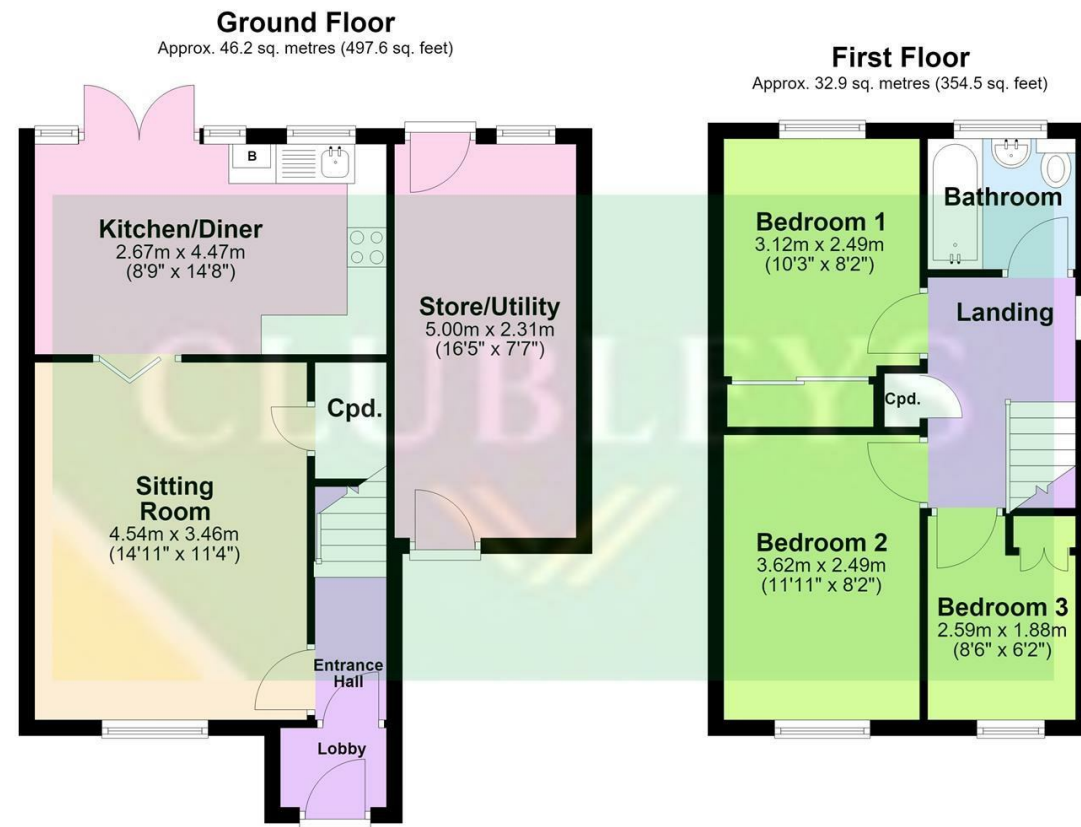


10, Croft Close,
Market Weighton, YO43 3JU
£200,000



Total area: approx. 79.2 sq. metres (852.1 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

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.

A home where you can simply unpack and enjoy. Thoughtfully upgraded throughout with a stunning private garden and every major improvement already taken care of. This exceptional three-bedroom semi-detached home has been extensively enhanced by the current owners, creating stylish, low-maintenance accommodation perfect for modern family life. The ground floor offers an entrance lobby, hallway, comfortable sitting room and a fitted kitchen with excellent storage, dining space and French doors opening onto the rear garden. Upstairs are three well-proportioned bedrooms, including the main bedroom with fitted wardrobes, alongside a modern bathroom. Outside, the landscaped rear garden is a real highlight, combining composite decking, sunny paved seating areas and lawn with an excellent degree of privacy. A useful store/utility offers further versatility and potential for conversion (subject to the necessary consents). The generous driveway provides ample parking and includes an EV charger.

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



www.clubleys.com



THE ACCOMODATION COMPRISES

ENTRANCE LOBBY

Front entrance door, laminate flooring.

ENTRANCE HALL

Laminate flooring, stairs leading to the first floor.

SITTING ROOM

4.54m x 3.46m (14'10" x 11'4")

Laminate flooring, ceiling coving, understairs cupboard.

KITCHEN/DINER

2.67m x 4.47m (8'9" x 14'7")

Fitted with a range of wall and base units incorporating work surfaces, a single-drainer stainless steel sink unit, plumbing for a dishwasher, an electric oven, induction hob with extractor hood over, and a cupboard housing the wall-mounted gas-fired central heating boiler. Further features include a vertical radiator, ceiling coving, recessed ceiling lighting, and PVC French doors leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the boarded loft space via a pull-down ladder, with lighting. The landing also benefits from a fitted storage cupboard.

BEDROOM 1

3.12m x 2.49m (10'2" x 8'2")

Fitted wardrobe to one wall, radiator, ceiling coving.

BEDROOM 2

3.62m x 2.49m (11'10" x 8'2")

Radiator, ceiling coving.

BEDROOM 3

2.59m x 1.88m (8'5" x 6'2")

Fitted cupboard over the bulkhead, radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, fully tiled walls, vertical heated towel rail.

OUTSIDE

Outside, the landscaped rear garden is a real highlight, combining composite decking, sunny paved

seating areas and lawn with an excellent degree of privacy. A useful store/utility offers further versatility and potential for conversion (subject to the necessary consents). The generous driveway provides ample parking and includes an EV charger.

STORE/UTILITY

5.00m x 2.31m (16'4" x 7'6")

Plumbing for an automatic washing machine, water tap, and radiator. A useful space with potential for conversion, subject to the necessary consents.

ADDITIONAL INFORMATION

Recent improvements include:

- New double-glazed windows and external doors
- New roof to the house, porch and store
- New modern bathroom
- Upgraded boiler
- Upgraded consumer unit (fuse box)
- Majority new flooring throughout
- Full redecoration
- New gutters and fascias
- EV charging point
- Landscaped front and rear gardens
- Shower fitted 2024

Historically, the property is understood to have been affected by flooding many years ago, prior to the current owners' ownership, associated at the time with local watercourse maintenance issues and investigated by insurers. Since then, significant flood alleviation works and ongoing maintenance have been carried out in Market Weighton, including substantial investment in local flood defences and regular clearance of waterways. Full details and confirmations should be obtained via the conveyancing process.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

