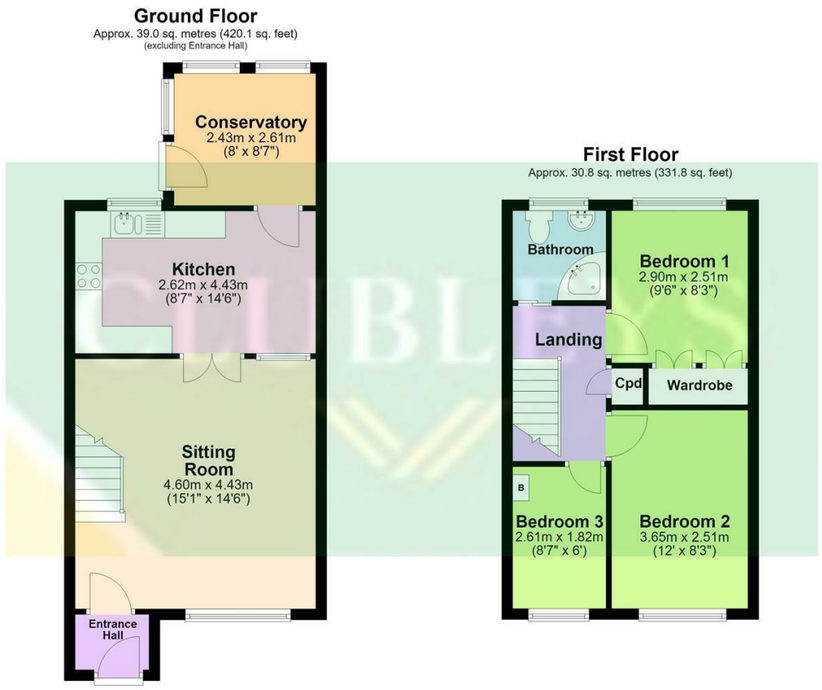


Total area: approx. 69.9 sq. metres (751.9 sq. feet)

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.

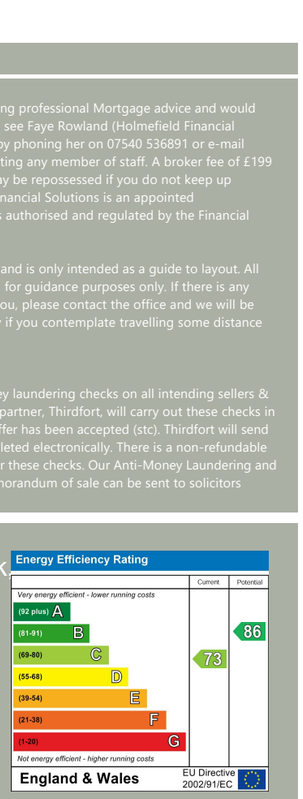
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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

5, Croft Close, Market Weighton, YO43 3JU
£195,000







Immaculately presented and ready to move straight into, this three-bedroom home combines beautifully kept interiors with a lovely garden, private driveway and garage, all offered with no onward chain. Inside, the accommodation includes a spacious sitting room and a particularly lovely fitted kitchen, featuring quality solid oak-fronted cabinetry and plenty of practical storage. A bright sun room extends the living space and provides a relaxed spot to sit and enjoy the garden. Upstairs are three bedrooms and a family bathroom, all presented in excellent order. Outside, the front garden is lawned with established planted borders, while the enclosed rear garden offers a lawn and patio area for outdoor seating. A private side driveway leads to the garage, providing off-street parking and useful additional storage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Modern composite entrance door.

SITTING ROOM
4.43m x 4.60 (14'6" x 15'1")
Stairs to first floor, T.V. aerial point, telephone point, two radiators.

KITCHEN DINER
4.43m x 2.62m (14'6" x 8'7")
Fitted wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, integrated oven, induction hob, integrated fridge/freezer, integrated dishwasher, integrated washing machine. Karndean flooring, radiator.

SUN ROOM
2.61m x 2.43m (8'6" x 7'11")
PVC windows, flat roof, door to rear, wooden panelling.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space, fitted cupboard.

BEDROOM ONE
2.51m x 2.90m (8'2" x 9'6")
Fitted wardrobes, radiator.

BEDROOM TWO
2.51m x 3.65m (8'2" x 11'11")
Radiator.

BEDROOM THREE
1.82m x 2.61m (5'11" x 8'6")
Wall mounted gas fired central heating boiler, radiator.

BATHROOM
Three piece suite comprising corner bath, pedestal wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, radiator.

OUTSIDE
Outside, the front garden is lawned with established planted borders, while the enclosed rear garden offers a lawn and patio area for outdoor seating. A private side driveway leads to the garage, providing off-street parking and useful additional storage.

GARAGE
Sectional concrete construction, wooden door.

ADDITIONAL INFORMATION
The vendor has informed us that the property benefits from triple glazing throughout.

The property was affected by flooding in 2014, along with a number of neighbouring homes. The sellers advise that remedial works were undertaken following the flooding, including works to the rear conservatory. Further works to the conservatory were completed in September 2026, including localised brickwork repairs and repointing, together with works to the door frame and adjoining dwarf wall. Since the 2014 flooding, significant flood alleviation works and ongoing maintenance have been carried out in Market Weighton, including substantial investment in local flood defences and the regular clearance of waterways. Full details, supporting documentation and any relevant confirmations should be obtained through the conveyancing process.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.











