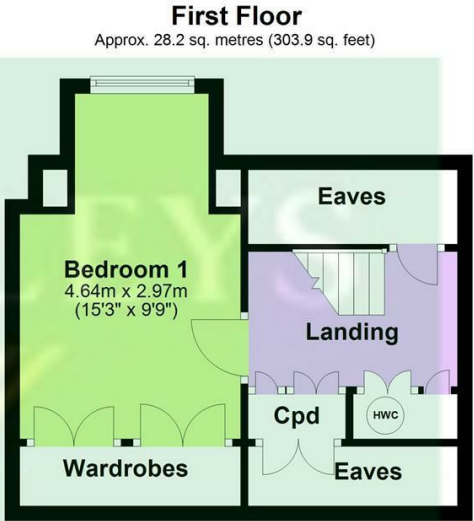




8, Skelton Crescent,  
Market Weighton, YO43 3EB  
£180,000



Total area: approx. 84.4 sq. metres (909.0 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.

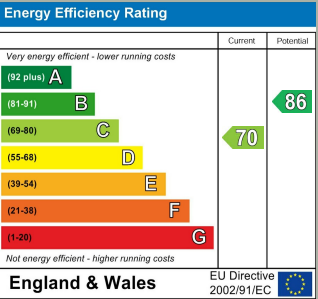
**MORTGAGES**

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



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YO43 3AL  
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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.



Set on an established street just a short walk from the town centre, this well-kept two-bedroom semi-detached dormer bungalow offers light, airy living and the convenience of no onward chain. The spacious L-shaped sitting room with dining area enjoys two front windows, while the fitted kitchen features a handy breakfast bar. The ground floor also includes a bedroom and bathroom, with the first floor providing a generous double bedroom and excellent landing storage. Outside, a paved seating area leads to a lawned rear garden enclosed by fences and hedges, and the front garden with side driveway gives access to the garage. A cared-for property in a great location.  
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



[www.clubleys.com](http://www.clubleys.com)





**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, ceiling coving, radiator, stairs to first floor.

**SITTING ROOM**

4.79m x 3.17m (15'8" x 10'4")

Marble effect inset and hearth, wooden surround and mantle, T.V. aerial point, ceiling coving, radiator.

**DINING AREA**

3.15m x 2.57m (10'4" x 8'5")

Ceiling coving, radiator.

**KITCHEN**

3.76m x 2.58m (12'4" x 8'5")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated fridge/freezer, plumbing for automatic washing machine, breakfast bar, understairs cupboard, part tiled walls, rear entrance door.

**BEDROOM 2**

2.79m x 3.18m (9'1" x 10'5")

Ceiling coving, radiator.

**BATHROOM**

Three piece suite comprising panelled bath, mixer tap shower attachment, pedestal wash hand basin, low flush W.C., fully tiled walls, radiator.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft/eaves, boarded storage space, fitted wardrobes to one wall, one housing hot water cylinder and overhead tank, further access to eaves storage.

**BEDROOM 1**

4.64m x 2.97m (15'2" x 9'8")

Fitted wardrobes to one wall, drawers, inset radiator.

**OUTSIDE**

A paved seating area leads onto a lawned rear garden enclosed by fences and hedges, while the front garden includes a side driveway providing access to the garage.

**GARAGE**

Up and over door, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

