



CROFT CLOSE, MARKET WEIGHTON YO43



A generously sized three bedroom house with a south-east facing garden, in a cul-de-sac location, providing convenient access for town amenities.

This is a well-proportioned house with flexible accommodation and benefits from having no onward chain, being situated within the historic town of Market Weighton. An accessible location, with easy access to Beverley, York, and Pocklington.

Croft Close provides an excellent opportunity to purchase a spacious property which is naturally light throughout, with off-street parking and a front and rear garden.



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Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band B

EPC Rating
Band C

Price
£185,000



Property Description.

With about 846 sqft in total, this property offers ideal, flexible space. The entrance porch provides a convenient area for coats and flows into the inner hall. A door to the right leads into the generously sized sitting room which has views onto the front garden and a good sized understairs cupboard. The dining kitchen to the rear has a range of wall and base units, plumbing for a washing machine, integrated electric hob, oven, grill, and boiler cupboard. A rear door from the kitchen provides garden access and there is ample space for a dining room table.

The upper landing is naturally light, there are two double bedrooms and a single bedroom with integrated storage. The family bathroom has white fittings and an electric shower above the bath. The property offers excellent potential as a lovely family home. The house benefits from having double glazing and the current owner had replaced the fascias and soffits. There is fantastic scope to further enhance the house.

Outside.

There is off-street parking and a useful single garage to the side. The front and rear garden are laid to lawn, with the rear benefiting from being fully enclosed and there is a patio to the rear garden.

Services.

Mains services are installed. Mains gas central heating.

Directions.

Postcode – YO43 3JU

For a precise location, please use the What3words App [///flatten.hires.carting](https://www.what3words.com/)



Location.

Market Weighton is a traditional market town, conveniently positioned adjacent to the A1079 for access to Beverley and York. The town has a range of high-quality independent retailers with a major supermarket within walking distance of the high street. Primary and secondary schools are available, together with a range of professional services, sporting, and recreational activities. The Hudson Way on the eastern edge of the town is an attractive walking and cycling route with many opportunities for picnics on the former railway line from Market Weighton to Beverley.

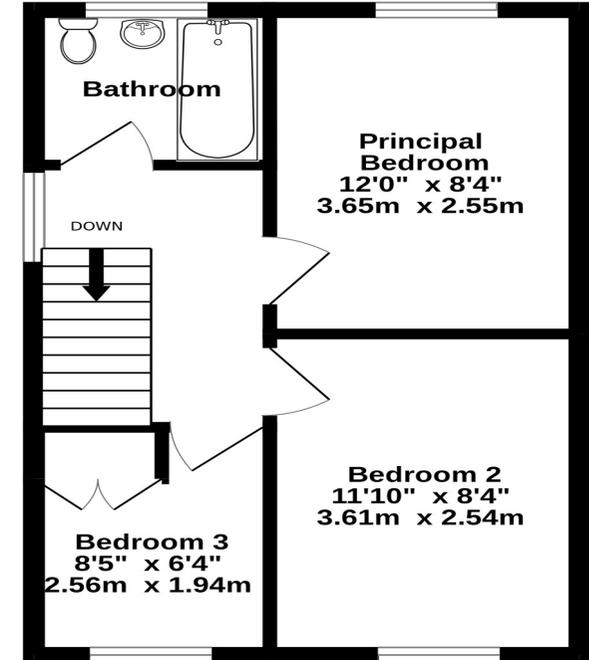
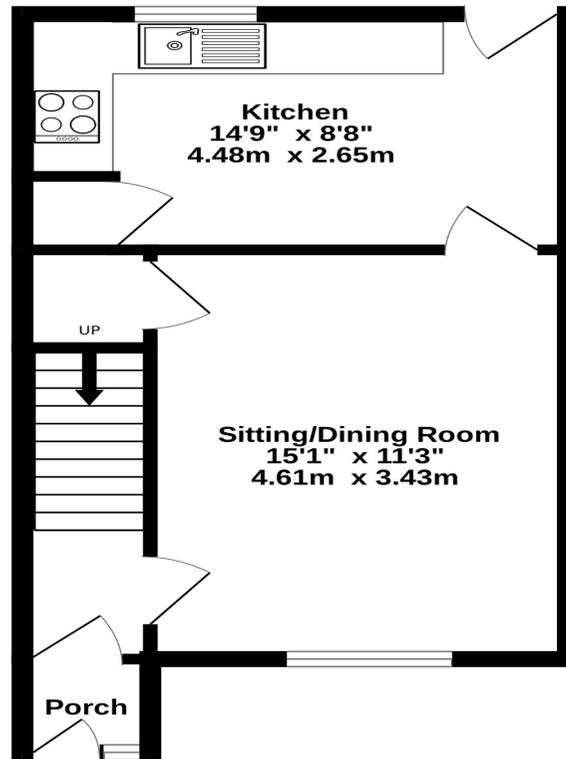
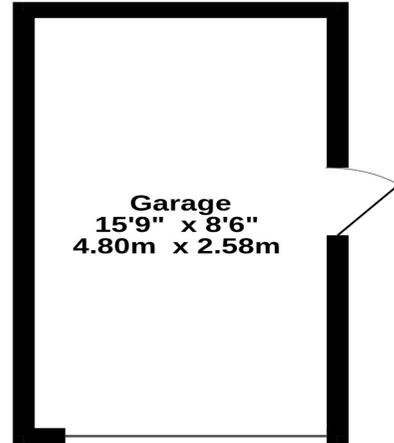
This is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with its beautiful beaches and numerous golf courses are within easy reach. Many pretty villages are close by including South Dalton with the Michelin star Pipe and Glass Inn, Cherry Burton, Etton, and Goodmanham just to the north. Drewton's Farm shop is located about 6 miles to the south and Langlands Garden Centre about 2.3 miles to the west.

Beverley, about 10 miles to the east, is a historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

The historic city of York , Leeds and Hull are within reach and commuting distance. York offers an excellent range of high quality, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.







Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated October 2023. Photographs and videos dated October 2023.

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Albert Street, Harrogate, North Yorkshire, HG1 1JT.



Market Weighton bordering onto opening countryside



Edge of Market Weighton and The Hudson Way cycle and walking route from Market Weighton to Beverley

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