

CLUBLEYS



26, Derek Vivian Close,
Pocklington, YO42 2PL

£360,000



This well presented five bedroom detached house is situated in this pleasant cul-de-sac location close to Pocklington and all its amenities. Overlooking a green area, the accommodation offers a welcoming entrance hall, newly fitted dining kitchen, a convenient utility, spacious living room with gas fire. On the first floor lies the master bedroom with en-suite shower room, four further bedrooms and family bathroom. Externally is a good sized enclosed rear garden, driveway to the front leading to integral garage providing parking. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.

ENTRANCE HALL

4.60m x 1.90m (15'1" x 6'2")

Entered via a composite front entrance door, having stairs to first to first floor accommodation with under stairs cupboard and radiator.

FITTED KITCHEN

6.46m x 2.99m (21'2" x 9'9")

Fitted with a matching arrangement of floor and wall units, working surfaces, sink unit, built in dishwasher, built in Gas Smeg cooker and hob, with extractor hood over, laminate flooring, double doors to rear elevation and double glazed window to rear elevation. Opening to;

UTILITY

1.66m x 1.95m (5'5" x 6'4")

Matching arrangement of floor and wall units, stainless steel sink unit with tiled splashback, cupboard housing Ideal boiler, space for washing machine, radiator and external rear door.

WC

Low flush WC, hand basin.

SITTING ROOM

4.60m x 3.26m (15'1" x 10'8")

Gas fire, radiator and double glazed window to front elevation.

LANDING

3.00m x 2.67m max (9'10" x 8'9" max)

Access to loft.

BEDROOM ONE

3.27m x 4.07m (10'8" x 13'4")

Radiator and double glazed window to front elevation.

EN-SUITE SHOWER ROOM

1.90m x 1.09m (6'2" x 3'6")

Fitted suite comprising shower cubicle, low flush WC, hand basin, extractor fan, towel rail, linoleum flooring, radiator and opaque double glazed window to front elevation.

BEDROOM TWO

3.58m x 3.23m (11'8" x 10'7")

Having storage cupboard housing hot water cylinder, radiator and double glazed window to front elevation.

BEDROOM THREE

3.10m x 3.60m (10'2" x 11'9")

Radiator and double glazed window to rear elevation.

BEDROOM FOUR

3.11m x 2.83m (10'2" x 9'3")

Radiator and double glazed window to rear elevation.

BEDROOM FIVE/ OFFICE

2.09m x 2.12m (6'10" x 6'11")

Having radiator and double glazed window to rear elevation.

FAMILY BATHROOM

2.82m x 1.68m (9'3" x 5'6")

Fitted suite comprising bath with shower over and side screen, low flush WC, hand basin, extractor fan, linoleum flooring, radiator and opaque double glazed window to side elevation.

INTEGRAL GARAGE

5.02m x 2.79m (16'5" x 9'1")

Having up and over door with power and light.

OUTSIDE

Driveway to front elevation. Side access gate leading to enclosed rear garden laid to lawn, with patio seating area, bar (with power), pond and decking.

ADDITIONAL INFORMATION

There is solar panels with this property.

SERVICES

Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

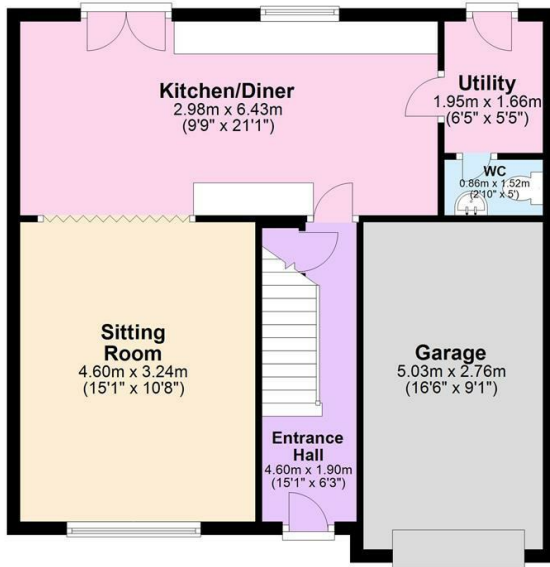
None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

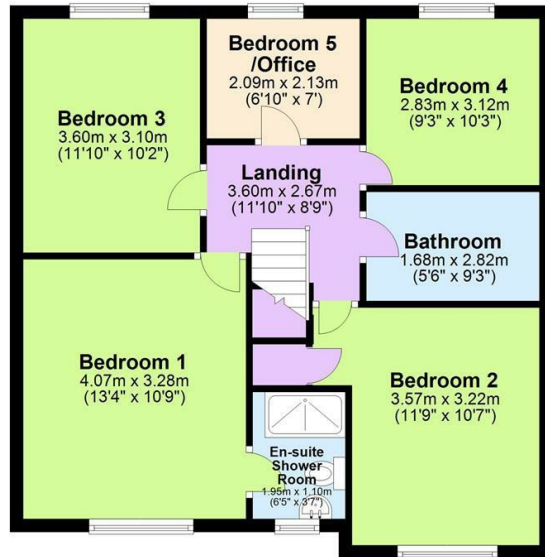
East Riding of Yorkshire Council - Council Tax Band E.



Ground Floor



First Floor



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.