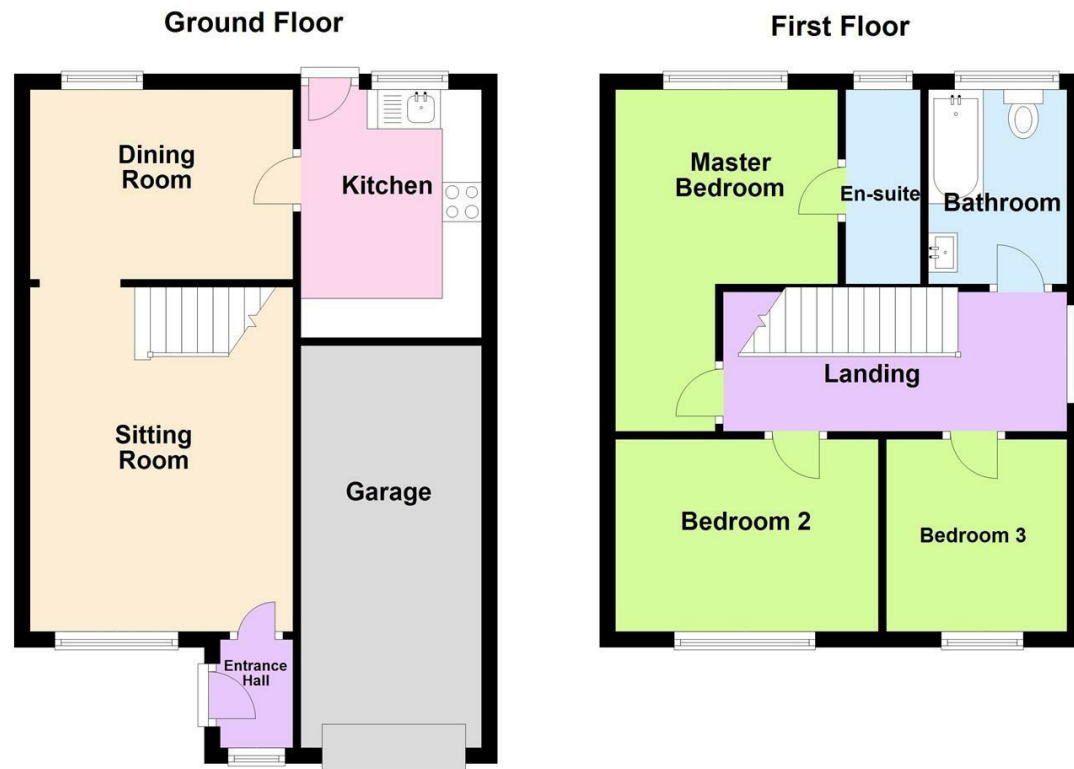




5, Burns Close,
Pocklington, YO42 2XX
£295,000



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

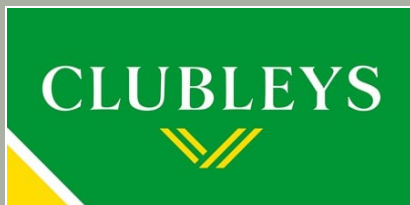
FREE VALUATIONS FOR SALE

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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 stunning and well presented detached house, situated in a quiet cul-de-sac. The current vendor has significantly improved the property with a well equipped kitchen, luxury bathroom and en-suite shower room. This turn key property merits your earliest attention, offering entrance lobby, attractive lounge opening to dining room, fitted kitchen with a series of matching floor and wall cupboards, on the first floor are three bedrooms, the master bedroom having an en-suite shower room and luxury house bathroom. Integral garage, parking to the front and enclosed rear garden. Offered with the advantage of no forward chain and viewing is simply a must!

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.



www.clubleys.com



ENTRANCE LOBBY

0.93m x 1.37m (3'0" x 4'5")

Entered via a composite front entrance door, having ceiling coving, radiator and double glazed window to front elevation.

SITTING ROOM

4.38m x 3.35m (14'4" x 10'11")

An attractive room Living flame gas fire in adam style surround (currently capped), ceiling coving, laminate flooring, stairs to first floor accommodation, radiator and double glazed window to the front elevation.

Opening to;

DINING ROOM

2.44m x 3.36m (8'0" x 11'0")

Having ceiling coving, laminate flooring, radiator and double glazed window to rear elevation.

FITTED KITCHEN

3.50m x 2.50m (11'5" x 8'2")

Well appointed fitted with a range of floor and wall cupboards, granite working surfaces, built in oven, induction hob, stainless steel sink unit with mixer tap, integrated washing machine/dryer, built dishwasher, laminate flooring, ceiling coving, rear external door and double glazed window to rear elevation.

LANDING

1.83m x 3.93m (6'0" x 12'10")

Having storage cupboard, access to loft, ceiling coving, radiator and double glazed window to side elevation.

MASTER BEDROOM

3.10m x 4.43m max (10'2" x 14'6" max)

Radiator and double glazed window to rear elevation.

EN-SUITE SHOWER ROOM

0.95m x 2.49m (3'1" x 8'2")

Fitted well equipped suite comprising shower cubicle, low level WC, vanity hand basin, fully tiled and opaque double glazed window to rear elevation.

BEDROOM TWO

2.46m x 3.35m (8'0" x 10'11")

Radiator and double glazed window to front elevation.

BEDROOM THREE

2.05m x 2.46m (6'8" x 8'0")

Fitted mirrored wardrobes, radiator and double glazed window to front elevation.

FAMILY BATHROOM

2.49m x 1.77m (8'2" x 5'9")

Wonderful bathroom suite comprising bath with shower attachment, vanity hand basin, low flush WC, recess lighting, laminate flooring, ceiling coving and opaque double glazed window to rear elevation.

OUTSIDE

The property provides a driveway leading to a single integral garage with up and over doors. The front garden is open plan. The rear garden which is not overlooked with a paved patio area, mainly laid to lawn with mature flower and shrub borders, summer house and decked seating area. There is gated access to one side.

INTEGRAL GARAGE

5.13m x 2.30m (16'9" x 7'6")

Up and over door, with power and light. Parking to front.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with 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 C.

