



34, Hopkin Way,
Pocklington, YO42 1AN
£240,000



ABOUT THE PROPERTY

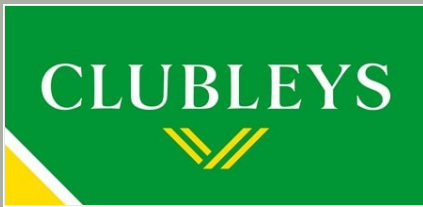
Built by reputable builder David Wilson Homes, this mid-terraced house is an ideal purchase for a variety of buyers and offers many builder upgrades. Entered via entrance hall, downstairs cloakroom/w.c, lounge and modern kitchen/dining room with patio doors opening onto the landscaped secure south facing garden. Upstairs there are three bedrooms, including an ensuite to the master, and modern family bathroom. To the front of the property there are allocated parking spaces for two vehicles.

Situated at the bottom of the road with views across countryside.
Offered with the advantage of no onward chain and viewing is highly recommended.

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







Tenure: Freehold
East Riding of Yorkshire
Band: C

ENTRANCE HALL

1.29m x 1.40m (4'2" x 4'7")

Entered via a front entrance door, having laminate flooring and radiator.

CLOAKROOM

0.93m x 1.56m (3'0" x 5'1")

Fitted suite comprising hand basin, low flush WC, extractor fan and radiator.

SITTING ROOM

3.71m x 4.58m (12'2" x 15'0")

Double glazed window to the front elevation, having laminate flooring, under stairs cupboard and radiator.

INNER HALLWAY

Having stairs to the first floor accommodation, radiator and sliding door leading to:

DINING KITCHEN

4.77m x 3.31m (15'7" x 10'10")

Matching arrangement of floor and wall cupboards, quartz work tops, built in oven, four ring gas hob, built in fridge/freezer, one and a half stainless steel sink unit, wall mounted gas boiler in concealed cupboard, laminate flooring, recess lighting, double glazed window to the rear elevation and double doors to the rear elevation.

LANDING

Access to loft and storage cupboard.

MASTER BEDROOM

3.27m x 3.23m (10'8" x 10'7")

Two double glazed windows to the rear elevation, recess lighting and radiator.

EN-SUITE SHOWER ROOM

2.09m x 1.40m (6'10" x 4'7")

Fitted suite comprising shower cubicle, low flush WC, pedestal hand basin, chrome radiator, extractor, fully tiled and recess lighting.

BEDROOM TWO

2.46m x 3.90m (8'0" x 12'9")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

2.28m x 2.21m (7'5" x 7'3")

Double glazed window to the front elevation and radiator.

BATHROOM

1.80m x 2.17m (5'10" x 7'1")

Fitted suite comprising bath with side screen, pedestal hand basin, low flush WC, and chrome radiator.

OUTSIDE

Safe and secure enclosed south facing rear garden with patio seating area, astro turf, raised beds and garden shed.

Two allocated parking spaces to the front of the property.

Views to the side over countryside.

ADDITIONAL INFORMATION

There is maintenance fee associated with this property.

APPLIANCES

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

SERVICES

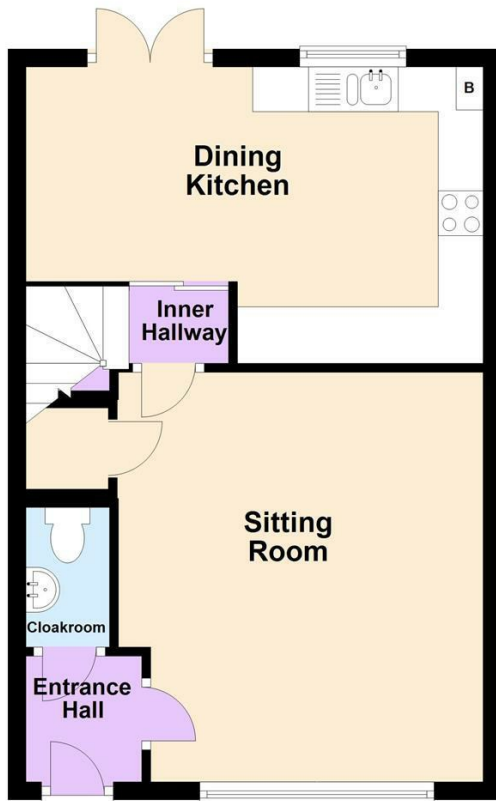
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

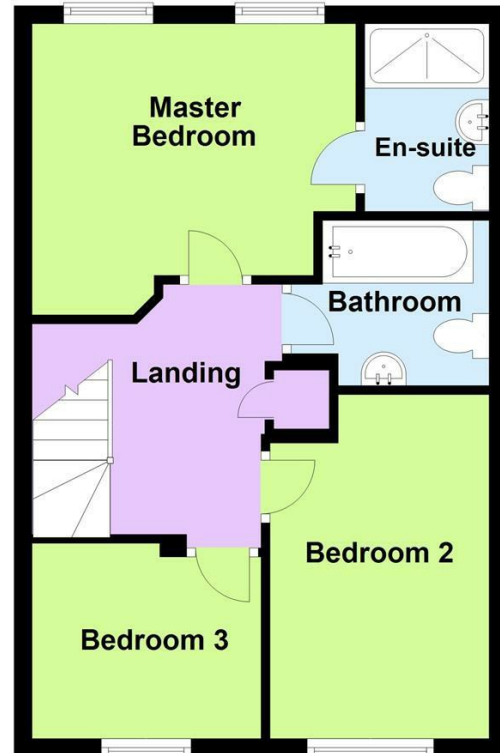
East Riding of Yorkshire Council - Council Tax Band C.



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

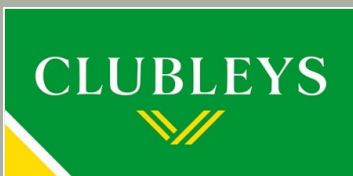
FREE VALUATIONS FOR SALE

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			97
(81-91) B		84	
(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.