



5, Strother Close,
Pocklington, YO42 2GR
£459,950



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

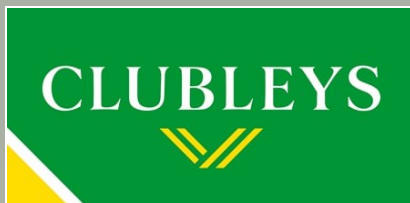
FREE VALUATIONS FOR SALE

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			
(81-91) B			
(69-80) C		68	79
(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.

A wonderful opportunity to acquire this detached four bedroomed family home, situated in an enviable position with views overlooking Burnby Hall Gardens.

The generously proportioned interior offers entrance hall, a convenient cloakroom, sitting room opening to a spacious family room which is ideal for family living, fitted kitchen, dining room and a practical utility on the ground floor.

On the first floor offers master bedroom with en-suite shower room, further three double bedrooms benefitting from fitted wardrobes, house bathroom including separate bath and shower.

The property requires updating.

Externally, is a good sized enclosed rear garden, driveway to the front leading to integral double garage providing ample of parking.

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



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ENTRANCE HALL

5.09m x 2.47m max (16'8" x 8'1" max)
Entered via front entrance door, having stairs to first floor accommodation, coving to ceiling, radiator and opaque double glazed window to the front elevation.

CLOAKROOM/WC

2.47m x 0.95m (8'1" x 3'1")
Fitted suite comprising hand basin, WC, lino flooring, extractor fan and radiator.

SITTING ROOM

3.61m x 5.24m (11'10" x 17'2")
Bay double glazed window to the front elevation, living flame gas fire, radiator, coving to ceiling, further radiator and double doors leading to;

FAMILY ROOM

3.60m x 3.10m (11'9" x 10'2")
Having radiator, coving to ceiling and sliding doors to the rear elevation.

FITTED KITCHEN

3.09m x 4.22m (10'1" x 13'10")
Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, built in AEG double oven, four ring gas hob with extractor hood over, built in fridge/freezer, lino flooring and double glazed window to the rear elevation.
Opening to;

DINING ROOM

2.43m x 2.10m (7'11" x 6'10")
Radiator, lino flooring and double doors to the rear elevation.

CONSERVATORY

3.43m x 3.18m (11'3" x 10'5")
Brick and UPVC construction with double doors to the side elevation.

SIDE ENTRANCE/UTILITY

1.64m x 3.42m (5'4" x 11'2")
Fitted wall cupboards, working surfaces, sink unit, plumbing for washing machine, wall mounted Ideal gas boiler, lino flooring, radiator, under stairs cupboard and side personal door.

DOUBLE GARAGE

Integral double garage with up and over doors.

LANDING

4.97m x 3.14m (16'3" x 10'3")
Having airing cupboard housing hot water cylinder, radiator and access to loft.

MASTER BEDROOM

3.62m x 4.35m (11'10" x 14'3")
Fitted wardrobes, double glazed window to the front elevation and radiator.

ENSUITE SHOWER ROOM

2.99m x 1.60m (9'9" x 5'2")
Fitted suite comprising walk in shower, hand basin, low flush WC, lino flooring, partly tiled walls, fitted cupboards, radiator, extractor fan, mirror with lights and opaque double glazed window to the front elevation.

BEDROOM TWO

3.80m x 3.75m (12'5" x 12'3")
Double glazed window to the front elevation, fitted wardrobes, walk in storage cupboard and radiator.

BEDROOM THREE

4.06m x 2.90m (13'3" x 9'6")
Double glazed window to the rear elevation with views over Burnby Hall Gardens, fitted wardrobes and radiator.

BEDROOM FOUR

3.49m x 3.38m (11'5" x 11'1")
Double glazed window to the rear elevation with views over Burnby Hall Gardens, fitted wardrobes and radiator.

FAMILY BATHROOM

2.86m x 3.16m (9'4" x 10'4")
Fitted suite comprising Mira shower cubicle, panelled bath, low flush WC, hand basin, shaver point, extractor fan, part tiled walls, lino flooring, radiator and opaque double glazed window to the rear elevation.

OUTSIDE

Enclosed rear garden, lawned with borders, patio area and a variety of shrubs. Overlooking Burnby Hall Gardens.
To the front of the property is a driveway and lawned front garden.

ADDITIONAL INFORMATION**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 F.

