



1, Andrews Court , Yapham Road,  
Pocklington, YO42 2DY  
£375,000



## ABOUT THE PROPERTY

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A HIDDEN GEM! Tucked away in a quiet and secluded location, this wonderful light and airy two/three bed detached bungalow needs to be viewed to appreciate the accommodation on offer. The welcoming entrance hall leading to the spacious sitting room or a third bedroom, the master bedroom offers an en-suite shower room, further bedroom, house bathroom, good sized lounge overlooking the rear garden, there is also a well equipped fitted kitchen offering a series of floor and wall cupboards with integrated appliances.

Lovely gardens surround the bungalow together with a detached double garage and parking to the front.

Offered to the market with the advantage of no forward chain.

This bungalow offers so many qualities.

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE PORCH

0.98m x 1.97m (3'2" x 6'5" )

Entered via a composite front entrance door.

Door to;

#### INNER HALLWAY

2.06m x 4.47m (6'9" x 14'7" )

Airing cupboard housing hot water cylinder, coving to ceiling, radiator and access to fully insulated loft.

#### SITTING ROOM/BEDROOM THREE

3.75m x 3.98m (12'3" x 13'0" )

Triple glazed bay window to the front elevation, coving to ceiling, radiator and triple glazed window to the side elevation.

#### MASTER BEDROOM

3.42m x 4.03m (11'2" x 13'2" )

Fitted wardrobes, triple glazed window to the front elevation and coving to ceiling.

#### EN-SUITE SHOWER ROOM

Fitted suite comprising shower cubicle, hand basin, low flush WC and triple glazed window to the front elevation.

#### BEDROOM TWO

2.96m x 3.45m (9'8" x 11'3" )

Triple glazed window to the side elevation, coving to ceiling and radiator.

#### LOUNGE/DINING ROOM

2.85m x 7.22m (9'4" x 23'8" )

Double doors to the rear elevation, coving to ceiling, radiator and double glazed window to the rear elevation.

#### BATHROOM

Fitted coloured suite comprising bath with mixer tap, low level WC, pedestal wash hand basin and opaque double glazed window to the side elevation.

#### FITTED KITCHEN

4.00m x 2.63m (13'1" x 8'7" )

Fitted with a matching arrangement of floor and wall cupboards, working surfaces, Neff built in dishwasher, built in washing machine, built in fridge/freezer, double oven, electric hob with extractor hood over, wall mounted Worcester gas central heating boiler in concealed cupboard and triple glazed window to the rear and side elevation.

#### OUTSIDE

Enclosed rear garden, lawned with patio area.

To the front and side of the property is a lawned garden with established borders and a variety of bushes.

#### DETACHED DOUBLE GARAGE

4.71m x 5.80m (15'5" x 19'0" )

Electric doors, power and light is connected fitted units, side personal door and access to loft.

#### ADDITIONAL INFORMATION

#### SERVICES

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

#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.



## Ground 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

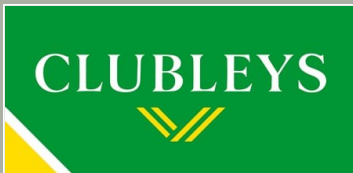
### FREE VALUATIONS FOR SALE

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		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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.