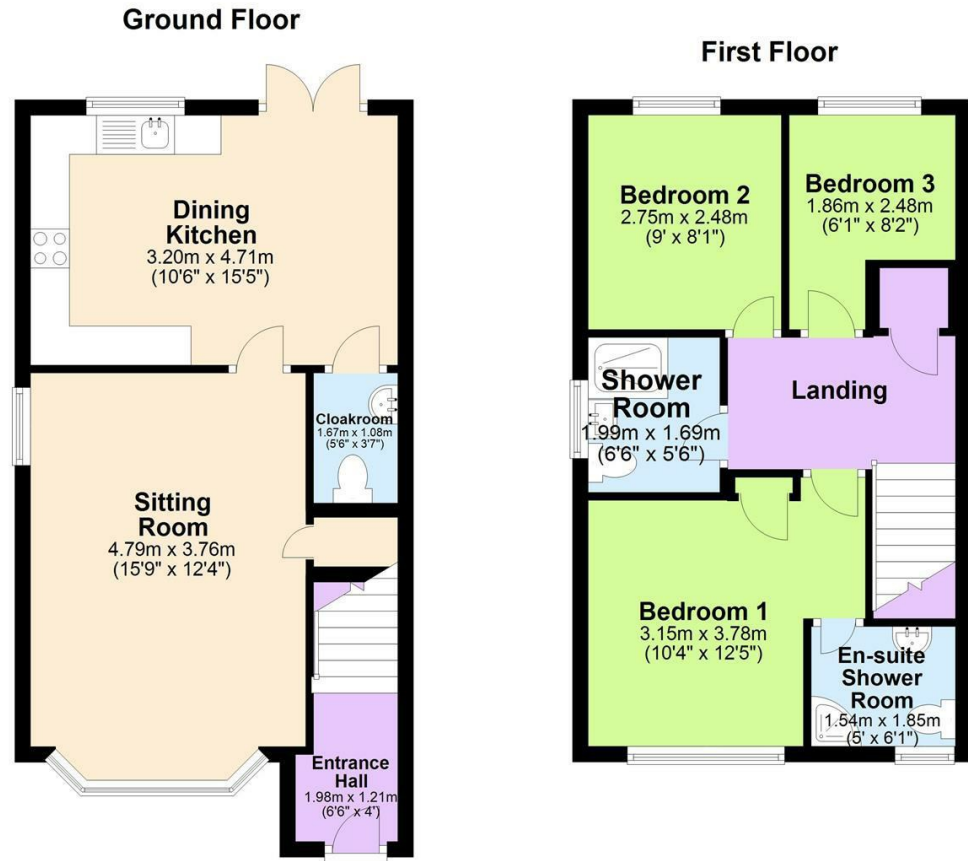


65, Wold Road,
Pocklington, YO42 2QG
£255,000



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
79	90
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.

Well appointed and maintained semi detached house built in 2011 by Derwent Construction Ltd. Situated in this popular residential location and offered with no chain. Offering entrance hall with staircase leading to the first floor accommodation, lounge with storage cupboard, fitted dining kitchen with a range of floor and wall cupboards and integrated appliances, useful downstairs cloakroom/w.c. On the first floor are three bedrooms, the master bedroom having en-suite shower room and house shower room. Gardens to the front and rear and parking. Suitable for a variety of buyers. Gas heating and solar water heating system. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



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ENTRANCE HALL

1.21m x 1.98m (3'11" x 6'5")

Entered via a UPVC front entrance door, having stairs to first floor accommodation, laminate flooring and radiator.

SITTING ROOM

4.79m x 3.76m (15'8" x 12'4")

A lovely light room having bay double glazed window to the front elevation, storage cupboard, radiator and further double glazed window to the side elevation.

DINING KITCHEN

4.71m x 3.20m (15'5" x 10'5")

A good sized Dining Kitchen. Fitted with matching arrangement of floor and wall cupboards, working surfaces, integral appliances including built in fridge/freezer, dishwasher, washing machine, electric oven and electric hob with extractor hood over, gas central heating boiler in concealed cupboard, laminate flooring, recess lighting, double doors to the rear elevation and double glazed window to the rear elevation. Door to;

CLOAKROOM/WC

1.08m x 1.67m (3'6" x 5'5")

Fitted suite comprising hand basin, low flush WC, laminate flooring and radiator.

LANDING

Access to the loft with loft ladder, radiator, airing cupboard housing hot water cylinder and with the solar water system.

BEDROOM ONE

3.78m x 3.15m max (12'4" x 10'4" max)

Double glazed window to the front elevation, radiator and fitted cupboard with shelving.

EN-SUITE SHOWER ROOM

1.86m x 1.54m (6'1" x 5'0")

Fitted suite comprising shower cubicle, vanity hand basin, low flush WC, extractor fan, laminate flooring and opaque double glazed window to the front elevation.

BEDROOM TWO

2.75m x 2.48m excluding door recess (9'0" x 8'1" excluding door recess)

Radiator and double glazed window to the rear elevation.

BEDROOM THREE

1.84m x 2.48m extending to 3.08m (6'0" x 8'1" extending to 10'1")

Double glazed window to the rear elevation and radiator.

SHOWER ROOM

2.00m x 1.70m max (6'6" x 5'6" max)

Fitted suite comprising shower cubicle, hand basin, low flush WC, chrome radiator, laminate flooring and opaque double glazed window to the side elevation.

OUTSIDE

Enclosed rear garden with patio area and garden shed.

Gravelled driveway to the side elevation providing car parking. Low maintenance garden to the front of the property.

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

East Riding of Yorkshire Council - Council Tax Band B.

