



10, Grainger Drive,
Pocklington, YO42 2ST
£207,000



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

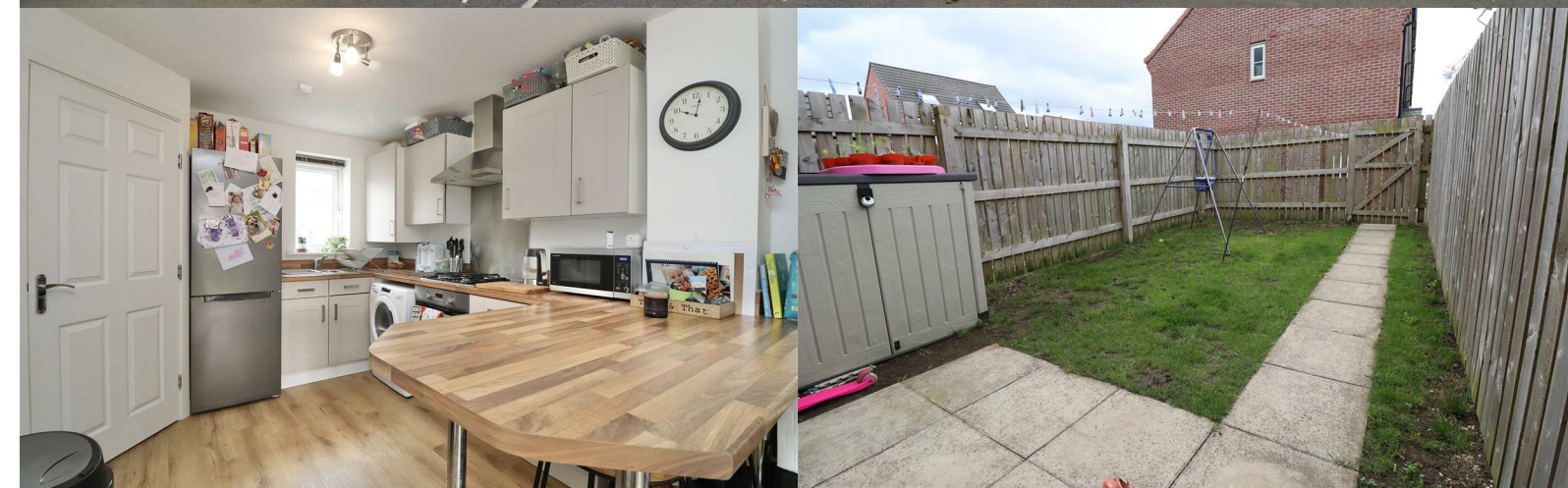
FREE VALUATIONS FOR SALE

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			98
(92 plus) A			
(81-91) B		85	
(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	

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.

****IDEAL PURCHASE FOR FIRST TIME BUYERS/INVESTORS**** Built by Persimmon Homes in 2019, this mid terraced house offers open plan living kitchen/lounge area, downstairs cloakroom/w.c, on the first floor are two bedrooms, family bathroom and on the top floor there is a spacious master bedroom.

Parking to the rear and enclosed rear garden with garden shed.

Viewing is strictly recommended.

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



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ENTRANCE HALL

Entered via a front entrance door, having radiator and stairs to the first floor accommodation

OPEN PLAN DINING KITCHEN/LOUNGE

6.75m x 3.72m (22'1" x 12'2")

Fitted with matching arrangement of floor and wall cupboards with working surfaces, one and a half stainless steel sink unit, built in oven, four ring gas hob with extractor hood over, space for fridge/freezer, space for washing machine, wall mounted Ideal gas central heating boiler in concealed cupboard, breakfast bar, two radiators, laminate flooring, double doors to the rear elevation and double glazed window to the front elevation.

CLOAKROOM/WC

0.87m x 1.50m (2'10" x 4'11")

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

FIRST FLOOR ACCOMMODATION

3.28m x 1.90m (10'9" x 6'2")

Having stairs to second floor accommodation.

BEDROOM TWO

2.37m x 3.73m (7'9" x 12'2")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

3.72m max x 2.37m (12'2" max x 7'9")

Two double glazed window to the front elevation and radiator.

FAMILY BATHROOM

1.71m x 1.81m (5'7" x 5'11")

Fitted suite comprising bath with Mira shower over, pedestal hand basin, low flush WC, extractor fan and partly tiled walls.

SECOND FLOOR ACCOMMODATION

Storage cupboard.

BEDROOM ONE

2.73m x 5.42m (8'11" x 17'9")

Two Velux windows, radiator and access to loft.

OUTSIDE

Enclosed garden with access to the rear. Two allocated parking spaces to the rear.

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 Tax Band C.

MANAGEMENT FEES

There is a management fee associated with this property.

