



55, Southfield Road,
Pocklington, YO42 2XE
£325,000



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)



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 | | | |
| (55-68) D | | 68 | 72 |
| (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.

****HAVING UNDERGONE A PROGRAMME OF IMPROVEMENTS**** Recently fitted kitchen, en-suite shower room and family bathroom. A three bedroom family home situated on the popular Sherbuttgate development. The accommodation comprises of well equipped dining kitchen, sitting room, cloakroom and sun room. To the first floor there are three bedrooms, family bathroom and en-suite shower room. The property also benefits from off-street parking and a garage.
A VIEWING IS RECOMMENDED.

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



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ENTRANCE HALL

Double glazed window to the front, UPVC side entrance door, laminate flooring, radiator and stairs to first floor accommodation.

CLOAKROOM/WC

0.82m x 1.73m (2'8" x 5'8")
WC, vanity wash hand basin, radiator, tiled splash back, chrome radiator and opaque double glazed window to the front.

DINING KITCHEN

3.08m x 5.51m (10'1" x 18'0")
Newly fitted kitchen, fitted wall and base units, quartz work surfaces, breakfast bar, one and a half stainless steel sink unit, water softener, integral appliances including built in electric oven, induction hob, built in microwave, dishwasher and washing machine , space for double fridge/freezer, laminate flooring, double glazed window to the front elevation, two radiators, under stairs cupboard and double glazed door to the rear elevation.

SITTING ROOM

3.33m x 5.52m (10'11" x 18'1")
Double glazed window to the front, electric fire, coving and laminate flooring.

SUN ROOM

4.27m x 2.79m (14'0" x 9'1")
Double glazed window to the rear, infra red heating panel, laminate flooring and radiator.
Double doors to the side.

LANDING

Double glazed window to the rear, coving to ceiling and access to the loft.

MASTER BEDROOM

2.98m x 4.16m (9'9" x 13'7")
Double glazed window to the front, fitted wardrobes and radiator.

ENSUITE SHOWER ROOM

1.76m x 1.85m (5'9" x 6'0")
Walk in shower, WC, wash hand basin in vanity unit and opaque double glazed window to the front elevation.

BEDROOM TWO

3.38m x 2.67m (11'1" x 8'9")
Double glazed window to the front, radiator.

BEDROOM THREE

2.46m x 2.79m (8'0" x 9'1")
Double glazed window to the rear, radiator.

BATHROOM

2.19m x 1.85m (7'2" x 6'0")
P-shaped bath with shower screen, wash hand basin, WC in vanity unit, chrome ladder style radiator and opaque double glazed window to the rear elevation.

GARAGE

Up and over door, with power and light.

OUTSIDE

Enclosed rear garden with wall and hedge boundaries and patio seating area.

ADDITIONAL INFORMATION

There are solar panels to the property. (Currently under a lease agreement).

APPLIANCES

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

SERVICES

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

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band D.

