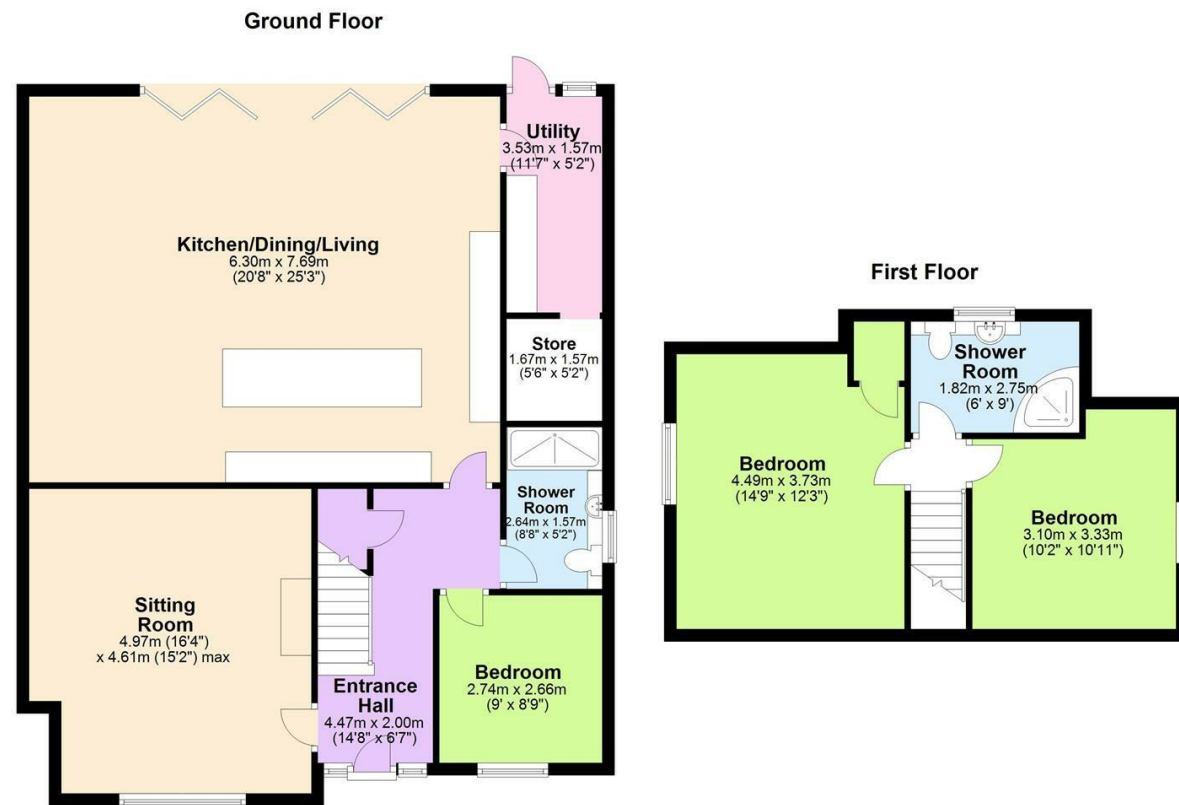




95, Kilnwick Road,
Pocklington, YO42 2LJ
£525,000



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			
(92 plus) A			92
(81-91) B		82	
(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.

Situated in an enviable position, this detached dormer bungalow merits your earliest attention. The property has undergone a thorough refurbishment/extension a particular feature is the impressive open plan lounge/dining/kitchen.

The spacious and deceptive accommodation offers a welcoming entrance hall, sitting room with log burner, bedroom three/study, re-furbished downstairs shower room, The amazing kitchen/dining/family room is the real hub of this fine home with matching units, central island and complemented by quartz work surfaces, large bi-folding doors leading to the garden and patio area, perfect for al fresco dining. There is a useful utility/rear entrance, on the first floor are two double bedrooms and well-equipped shower room.

Externally there are gardens surround the property, low maintenance to the rear with extensive patio, wildlife side garden and enclosed front garden. Storage garage and parking for several vehicles. New Solar panels and Batteries.



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ENTRANCE HALL

1.88m x 3.62m (6'2" x 11'10")

Entered via UPVC front entrance door, bamboo flooring, radiator and stairs to the first floor accommodation.

SITTING ROOM

4.62m x 4.95m (max) (15'1" x 16'2" (max))

Having a double glazed window to front elevation, log burner with oak mantle, radiator and bamboo flooring.

BEDROOM THREE

2.67m x 2.75m (8'9" x 9'0")

Double glazed window to the front elevation, radiator and bamboo flooring.

DOWNSTAIRS SHOWER ROOM

1.65m x 2.22m (5'4" x 7'3")

Well equipped modern contemporary shower room, low level WC, hand basin, walk in shower, radiator, opaque double glazed window to the side elevation, fully tiled, shaver point and extractor fan

OPEN PLAN LOUNGE/DINING/KITCHEN

6.30m x 7.51m (20'8" x 24'7")

A fabulous open plan, ideal for space for families and entertaining. Fitted with an arrangement of floor cupboards and drawers with quartz working surfaces, built in oven, microwave/oven, space for american fridge/freezer, five ring induction hob with extractor hood over, breakfast island, "Reginox" one and half sink unit, three designer radiators, 4 zone lighting, bamboo flooring.

UTILITY/REAR ENTRANCE

1.62m x 3.59m (5'3" x 11'9")

Plumbing for washing machine, space for tumble dryer, Belfast style ceramic sink unit, recess lighting, radiator and extractor fan.

Wall mounted gas heating combination boiler.

STORE ROOM

1.20m x 1.64m (3'11" x 5'4")

Electric boiler with hot water tank and water softener.

FIRST FLOOR ACCOMMODATION**BEDROOM ONE**

4.65m x 3.75m (15'3" x 12'3")

Double glazed window to the side elevation, fitted wardrobes to one wall with drawers, recess lighting, access to the loft, ceiling light fan, storage cupboard with radiator, eaves storage.

BEDROOM TWO

3.43m x 3.33m (11'3" x 10'11")

Double glazed window to side elevation and radiator.

SHOWER ROOM

2.74m x 1.84m (8'11" x 6'0")

Good sized shower cubicle with electric shower, vanity hand basin, low level WC, opaque double glazed to the rear elevation, radiator, recess lighting, shaver point and extractor fan.

OUTSIDE

Situated on a lovely plot, with gardens to all three sides, extensive patio, low maintenance garden to the rear, wildlife garden to the side, further seating area, garden to the front, external sockets, ample parking, electric charging point and two timber sheds.

ADDITIONAL INFORMATION;**SERVICES**

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

APPLIANCES

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

STORAGE GARAGE

5.20 m x 2.8m (17'0" m x 9'2")

UPVC front entrance door, double glazed windows to the front, power and light is connected.

