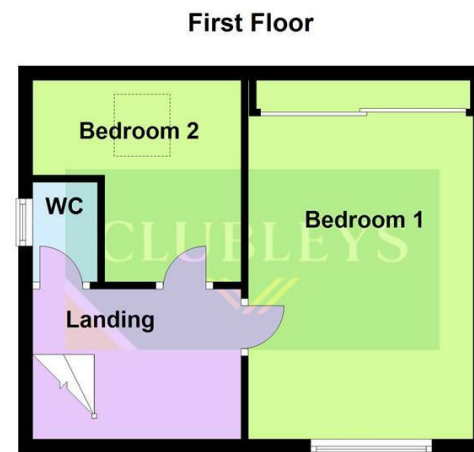
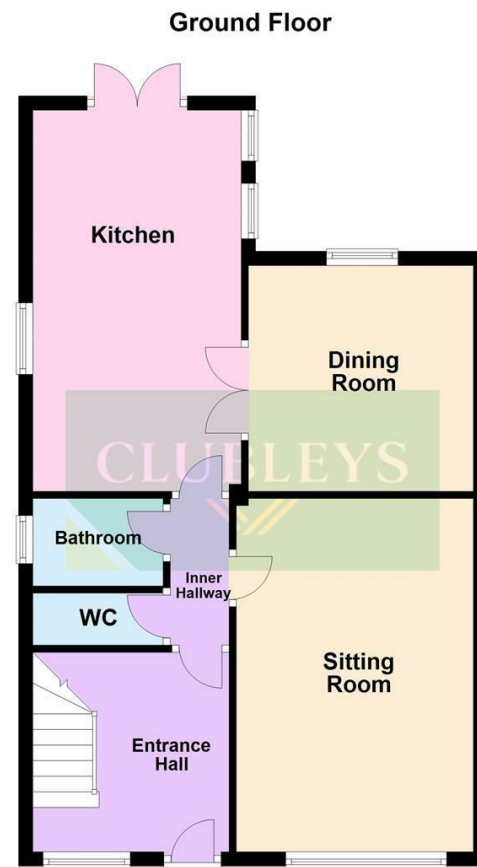




23, Sherbuttgate Drive,
Pocklington, YO42 2EL
£270,000



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.

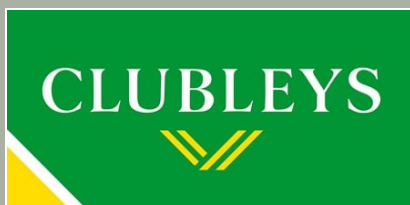
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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			85
(81-91) B			
(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	

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.

A semi detached dormer bungalow situated in the older part of this popular Sherbuttgate development. This lovely family home offers a spacious entrance hall, sitting room with log burner, separate w.c, ground floor bathroom, extended newly fitted kitchen with integrated appliances, off the kitchen is the dining room, this could be used for a variety of purposes third bedroom or home office. On the first floor are two bedrooms and separate w.c. Established rear garden with decking, garden shed and gravelled off road parking.

Viewing strictly by appointment via the selling agents.

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



www.clubleys.com



ENTRANCE HALL

2.78m x 2.73m (9'1" x 8'11")

A spacious entrance hall having a composite front entrance door, double glazed window to the front elevation and designer radiator.

SITTING ROOM

4.35m x 3.32m (14'3" x 10'10")

A lovely cosy room having a double glazed window to the front elevation, radiator, ceiling coving and feature log burner.

CLOAKROOM/WC

1.10m x 1.09m (3'7" x 3'6")

Fitted suite comprising low flush WC, hand basin and opaque double glazed window to the side elevation.

GROUND FLOOR BATHROOM

1.93m x 1.43m (6'3" x 4'8")

Newly refurbished suite comprising bath with shower over, pedestal hand basin, designer radiator and opaque double glazed window to the side elevation.

INNER HALLWAY**FITTED KITCHEN**

5.33m x 2.72m (17'5" x 8'11")

Newly fitted with a range of wall and floor units incorporating work surfaces with breakfast bar, sink unit with mixer tap, built in electric oven, four ring electric hob with extractor hood over, integrated washing machine, tumble dryer and dishwasher, designer radiator, wall mounted Worcester boiler in concealed cupboard, two double glazed windows to the side elevation, folding doors to dining room and double doors to the garden.

DINING ROOM/BEDROOM

3.92m x 3.34m (12'10" x 10'11")

Double glazed window to the rear elevation and radiator.

LANDING

Fitted cupboard and eaves storage.

BEDROOM ONE

4.20m max x 3.20m max (13'9" max x 10'5" max)

Fitted wardrobes, double glazed window to the front elevation.

BEDROOM TWO

2.55m x 2.44m (8'4" x 8'0")

Velux window, designer radiator and access to storage.

SEPARATE WC

Fitted suite comprising low flush WC and hand basin.

OUTSIDE

To the front of the property is a gravelled driveway providing ample of parking.
Enclosed garden to the rear, laid to lawn with established borders, composite decked seating area.
Green house.
Garden shed with electrical sockets.
Outside power points.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, gas, electricity and drainage.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band C.

