

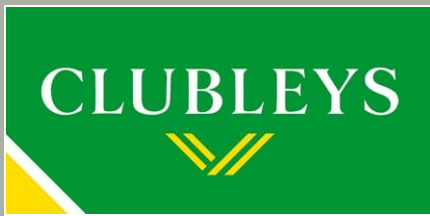


Much loved semi detached family home situated in this pleasant cul-de-sac location on Sherbuttgate. Entered via a front entrance door opens to the entrance lobby, door leading to the lovely light sitting room, the dining kitchen offers a series of matching units. The first floor offers two double bedrooms both with built in wardrobes and a good sized single bedroom again with fitted wardrobes. The shower room offers a walk-in shower, low level WC and hand basin. Paved driveway offering parking leading to the attached garage. Good sized established garden to the rear with fruit trees, potting shed and garden shed. The property benefits from a gas central heating system - boiler and radiators installed in September 2022.

The property does require some updating.

A viewing is highly recommended and strictly on appointment only basis.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

#### ENTRANCE LOBBY

1.45m x 1.34m (4'9" x 4'4")

Entered via a UPVC front door and ceiling coving.

#### SITTING ROOM

4.78m x 4.57m (15'8" x 14'11")

Double glazed window to the front elevation, ceiling coving, radiator and stairs to first floor accommodation.

#### DINING KITCHEN

4.78m x 3.27m (15'8" x 10'8")

Fitted with wall and base units with working surfaces, plumbing for washing machine, space for cooker, stainless steel sink unit with mixer tap, two double glazed windows to the rear elevation, storage cupboard and side external door.

#### LANDING

3.40m x 1.95m (11'1" x 6'4")

Double glazed window to the side elevation, ceiling coving, access to loft which is part boarded with light, airing cupboard housing gas combination central heating boiler.

#### BEDROOM ONE

2.72m x 4.03m (8'11" x 13'2")

Double glazed window to the front elevation, fitted wardrobes and radiator.

#### BEDROOM TWO

2.73m x 2.69m (8'11" x 8'9")

Double glazed window to the rear elevation, fitted wardrobes and radiator.

#### BEDROOM THREE

2.76m x 1.96m (9'0" x 6'5")

Double glazed window to the front elevation, fitted wardrobes and radiator.

#### SHOWER ROOM

1.92m x 1.62m (6'3" x 5'3")

Walk in shower cubicle, pedestal hand basin, low flush WC, opaque double glazed window to the rear elevation.

#### ATTACHED GARAGE

2.73m x 5.15m (8'11" x 16'10")

Electric up and over door, power and light, rear personal door and double glazed window to the rear.

#### OUTSIDE

Lovely enclosed rear garden with mature borders with two apple trees. There is a potting shed measuring 2.06m x 1.50m and a garden shed 1.81m x 1.20m.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

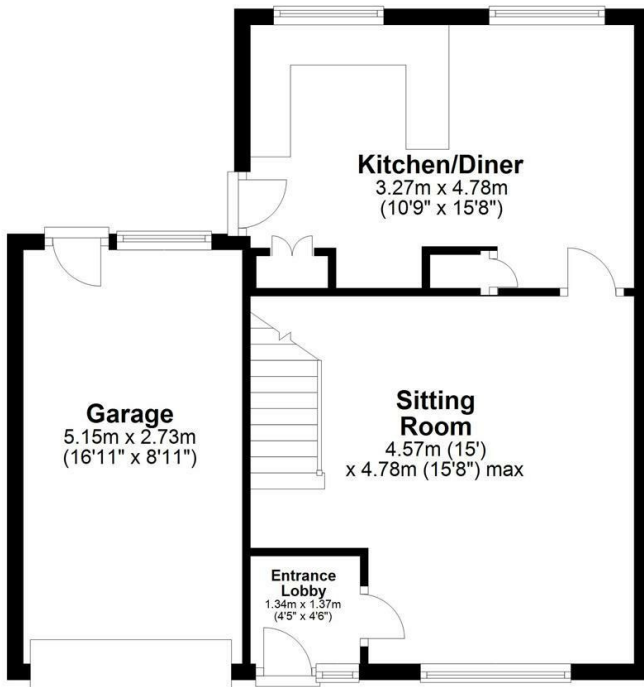
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

##### COUNCIL TAX BAND

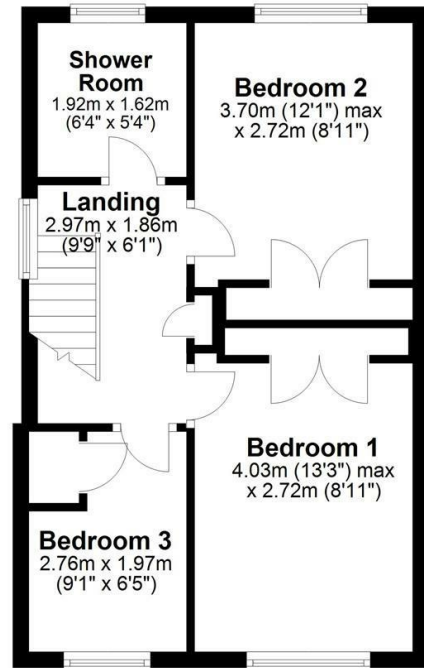
East Riding of Yorkshire Council - Council Tax Band C.



## Ground Floor



## First Floor



### 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

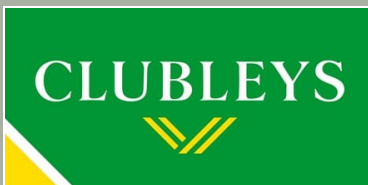
### FREE VALUATIONS FOR SALE

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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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.