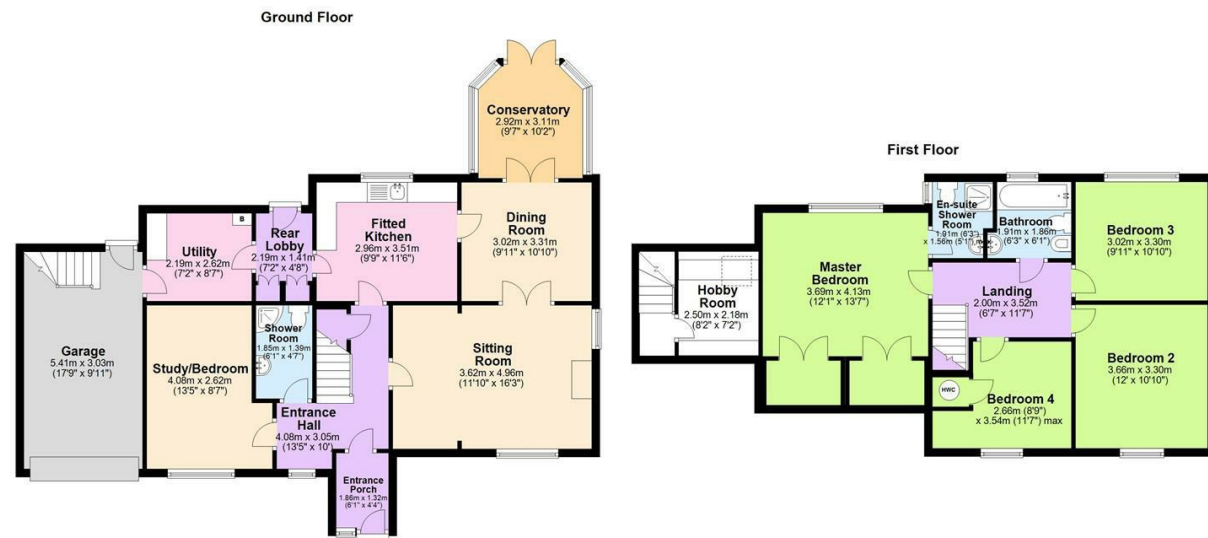




3, Mile End Park,
Pocklington, YO42 2TH
£500,000



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			87
(81-91) B			
(69-80) C		77	
(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.

This attractive four/five bedroom detached house is located within this highly sought after development of Mile End Park. The property briefly comprises porch leading to entrance hallway, sitting room, dining room, conservatory, well equipped re-fitted kitchen, guest bedroom five/study and shower room to the ground floor. Upstairs there are four double bedrooms, with en-suite to the master, and house bathroom. Externally there is parking for several vehicles and a garage with hobby room above. Lovely enclosed well stocked garden.

We urge you to view this splendid detached family home.

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



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ENTRANCE PORCH

1.32m x 1.86m (4'3" x 6'1")

Entered via a UPVC front entrance door and tiled flooring.

ENTRANCE HALL

4.05m x 1.87m extending to 3.05m (13'3" x 6'1" extending to 10'0")

Double glazed window to the front elevation with fitted shutters, two wall light points, coving to ceiling, radiator and stairs to the first floor accommodation with under stairs cupboard.

STUDY/BEDROOM FIVE

2.64m x 4.08m (8'7" x 13'4")

Double glazed window to the front elevation with fitted shutters, fitted cupboard, coving to ceiling and radiator.

DOWNSTAIRS SHOWER ROOM

1.39m x 1.85m (4'6" x 6'0")

Fitted suite comprising corner shower cubicle, low flush WC, pedestal hand basin, extractor fan, radiator, part tiled walls and tiled flooring.

SITTING ROOM

4.97m x 3.62m (16'3" x 11'10")

Bay double glazed window to the front elevation with fitted shutters, space for electric stove, radiator, coving to ceiling and further double glazed window to the side elevation with fitted shutters.

Double doors leading to;

DINING ROOM

3.01m x 3.30m (9'10" x 10'9")

Radiator, coving to ceiling.

Double doors leading to;

CONSERVATORY

2.92m x 3.12m (9'6" x 10'2")

Brick and UPVC construction having laminate flooring and two electric radiators.

FITTED KITCHEN

3.51m x 2.97m (11'6" x 9'8")

A well equipped fitted kitchen comprising wall and floor cupboards with working surfaces, breakfast bar, integrated Neff appliances including oven, microwave, warming plate, induction hob and extractor hood, built in fridge, Blanco one and a half sink unit, laminate flooring, coving to ceiling, recess lighting, radiator and double glazed window to the rear elevation.

REAR ENTRANCE

1.41m x 2.16m (4'7" x 7'1")

Fitted cupboard and composite personal door to the rear.

UTILITY

2.65m x 2.13m (8'8" x 6'11")

Double glazed window to the rear elevation, stainless steel sink unit with mixer tap and plumbing for washing machine.

ATTACHED GARAGE

3.02m x 5.41m (9'10" x 17'8")

Electric roller door, power and light with solar panel equipment.

Window and door to rear. Staircase leading to;

HOBBY STORE

2.17m x 2.50m (7'1" x 8'2")

Work surface with cupboards under, light and power and two velux windows.

LANDING

3.53m x 1.99m (11'6" x 6'6")

Two wall light points, radiator and access to the loft.

MASTER BEDROOM

3.71m x 4.19m (12'2" x 13'8")

Double glazed window to the rear elevation, fitted cupboards, recess lighting and radiator.

EN-SUITE SHOWER ROOM

1.56m x 1.90m (5'1" x 6'2")

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, fitted mirror cabinet, fully tiled, radiator and opaque double glazed window to the side elevation.

BEDROOM TWO

3.65m x 3.31m (11'11" x 10'10")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

3.30m x 3.01m (10'9" x 9'10")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

2.66m x 2.39m extending to 3.54m (8'8" x 7'10" extending to 11'7")

Double glazed window to the front elevation and radiator.

BATHROOM

1.90m x 1.86m (6'2" x 6'1")

Fitted suite comprising bath with mixer tap, low flush WC, bidet, pedestal hand basin, coving to ceiling, radiator and opaque double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a lawned garden and a gravel driveway with parking for several vehicles leading to a single garage. Enclosed by a mature hedge and shrub border.

Laid mainly to lawn with flower beds, paved patio area and summerhouse.

ADDITIONAL INFORMATION;**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 F.

