

8, Meadowfield Close,
Pocklington, YO42 2XH
£350,000



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.

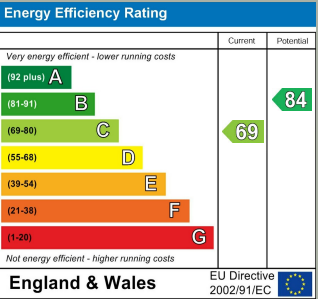
MORTGAGES

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.



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



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.

****SPACIOUS AND DECEPTIVE EXTENDED BUNGALOW****

Boasting a stunning private lawned rear garden this superb three bedroom detached bungalow enjoys a secluded location within a pleasant cul de sac and offers a sizeable block paved driveway with ample parking. The accommodation briefly comprises of:- Entrance hallway, living room and dining room, well equipped kitchen with integrated appliances, spacious utility room, three bedrooms and en-suite facilities, en-suite shower room. Pvcu double glazing and gas central heating throughout. The property also benefits from an attached garage and large detached garden/workshop.

Viewing is strongly recommended.



www.clubleys.com



ENTRANCE HALL

5.29m x 1.54m (17'4" x 5'0")

Entered via a PVCU front entrance door, having airing cupboard housing hot water cylinder, coving to ceiling, radiator and access to the loft.

BEDROOM ONE

2.90m x 3.36m (9'6" x 11'0")

Range of fitted wardrobes, coving to ceiling, radiator and double glazed window to the front elevation.

BEDROOM TWO

2.81m x 3.16m (9'2" x 10'4")

Double glazed window to the front elevation, coving to ceiling and radiator.

SHOWER ROOM

1.87m x 1.77m (6'1" x 5'9")

Fitted suite comprising shower cubicle, WC, vanity hand basin, chrome ladder style radiator, extractor fan, tiled flooring and opaque double glazed window top the side elevation.

DINING ROOM

4.47m x 3.46m (14'7" x 11'4")

Double glazed window to the side elevation, coving to ceiling and radiator.

Opening to;

LOUNGE

4.43m x 3.65m (14'6" x 11'11")

Double doors to the rear elevation, coving to ceiling, radiator and double glazed window to the side elevation.

BEDROOM THREE

2.63m x 2.70m (8'7" x 8'10")

Double glazed window to the rear elevation, recessed cupboard and radiator.

EN-SUITE SHOWER ROOM

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

KITCHEN

2.69m x 3.48m (8'9" x 11'5")

Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, double oven, four ring gas hob, space for dishwasher, wall mounted Worcester gas boiler and double glazed window to the rear elevation.

UTILITY

2.48m x 3.00m (8'1" x 9'10")

Double glazed window to the rear elevation, plumbing for washing machine, space for tumble dryer, stainless steel sink unit, extractor fan, coving to ceiling, radiator and double glazed window to the rear elevation.

GARAGE

4.92m x 2.55m (16'1" x 8'4")

Attached garage with up and over door.

OUTSIDE

Enclosed garden to the rear with raised planters, green house, large garden shed and power points. Paved driveway to the front of the property leading to attached garage.

ADDITIONAL INFORMATION**SERVICES**

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

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

