



2, Hathaway Place,  
Pocklington, YO42 2RP  
£239,500



**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			96
(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.

**\*\*A REAL GEM\*\* \*\*TUCKED AWAY LOCATION\*\***

Built to a high specification by reputable local builder Broadvale Developments in 2017 this rather appealing modern detached house is an ideal purchase for first time buyer, downsizer or investment opportunity.

Entered via a entrance hall with cloakroom/w.c and storage off, sitting room and dining kitchen with integrated appliances, on the first floor are two bedrooms and house bathroom.

Other features to note; sliding sash double glazed windows, gas central heating boiler with underfloor heating to ground floor with "Nest" control system, oak veneer internal doors, oak engineered flooring and wall to ceiling bathroom tiles. Located close to Pocklington Town Centre and all the amenities.

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



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**ENTRANCE HALL**

1.96m x 2.03m (6'5" x 6'7" )

Entered via a composite front entrance door, having stairs to the first floor accommodation, coving to ceiling and oak flooring with under floor heating.

**CLOAKROOM/WC**

0.96m x 1.82m (3'1" x 5'11" )

Fitted suite comprising low flush WC with push button, hand basin, extractor fan, recess lighting, oak flooring with under floor heating, under stairs cupboard and opaque sliding sash double glazed window to the rear elevation.

**SITTING ROOM**

3.21m x 3.20m (10'6" x 10'5" )

Having oak flooring with under floor heating, coving to ceiling and door to side giving access to the enclosed courtyard.

**FITTED KITCHEN**

2.11m x 3.98m (6'11" x 13'0" )

Fitted with a matching range of floor and wall cupboards with working surfaces, one and half sink unit with mixer tap, integrated appliances including Bosch dishwasher, Bosch oven induction hob with extractor fan over, integrated fridge/freezer and washer dryer, tiled flooring with underfloor heating, coving to ceiling, wall mounted gas boiler in concealed cupboard, sliding sash double glazed window to both the front and rear elevation.

**LANDING**

3.98m x 1.96m (13'0" x 6'5" )

Sliding sash double glazed window to the front elevation, radiator, Hive thermostat and access to the loft.

**BEDROOM ONE**

3.98m x 3.27m (13'0" x 10'8" )

Wall length fitted mirrored cupboard, radiator and sliding sash double glazed window to the side elevation.

**BEDROOM TWO**

2.19m x 2.13m (7'2" x 6'11" )

Sliding sash double glazed window to the front elevation and radiator.

**BATHROOM**

2.10m x 1.64m (6'10" x 5'4" )

Fitted suite comprising P shaped bath with shower

over, floating hand basin, low flush WC with push button, wall length chrome central heating towel rail, extractor fan, recess lighting, fully tiled walls and floor, opaque double glazed window to the rear elevation.

**OUTSIDE**

Enclosed courtyard to the side of the property. One allocated parking space.

**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 C.

