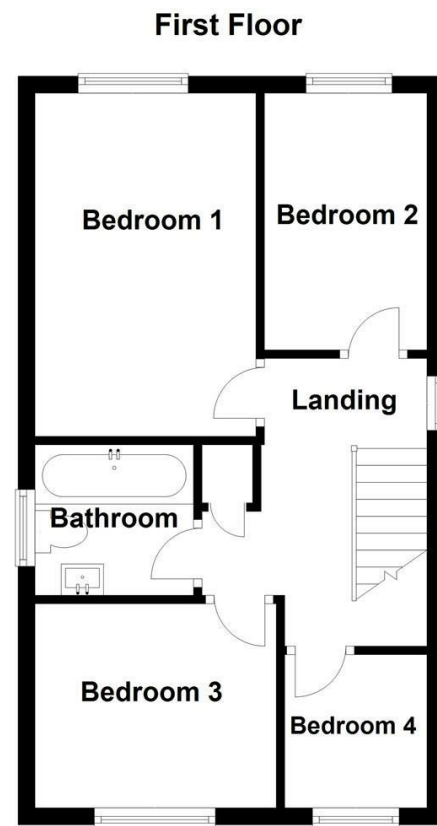
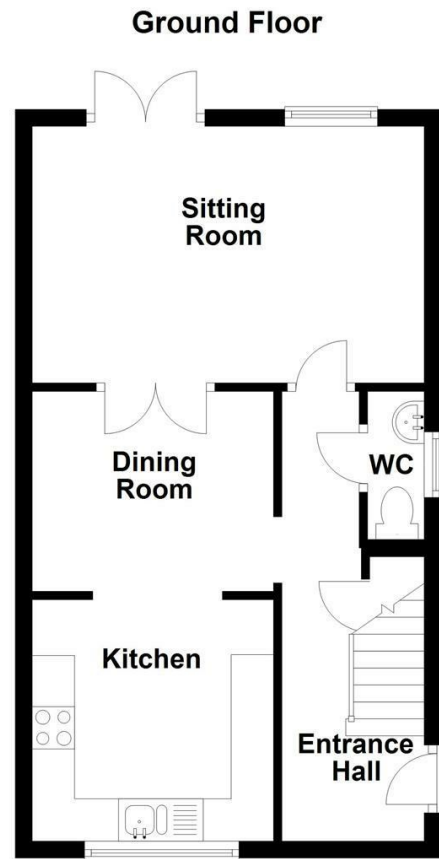




50, Southfield Road,  
Pocklington, YO42 2XE  
£335,000



**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			83
(81-91) B			
(69-80) C		69	
(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.

If you're looking for a FOUR bedroomed home with a generous garden, then make an early appointment to view this detached property, located in an established residential area. It offers the perfect blend of space and comfort, ideal for growing families seeking a good sized garden. This much-loved home features a dining kitchen with integrated appliances, perfect for modern living, while the lounge overlooks the garden, providing a peaceful and inviting space to relax.

On the first floor are four bedroom and a house bathroom.

Externally the property benefits from off road parking that leads to a garage, along with a good-sized garden, perfect for outdoor activities and relaxation. There is also scope to extend to the rear, subject to the necessary planning permissions, offering the potential to further enhance and personalise the property.

A viewing is highly recommended.

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



www.clubleys.com



**ENTRANCE HALL**

5.31m x 1.68m (17'5" x 5'6")

Entered via a front entrance door, stairs leading to the first floor accommodation, LVT flooring, opaque double glazed window to side elevation, radiator, ceiling to coving and under stairs cupboard.

**CLOAKROOM/W.C**

1.87m x 0.76m (6'1" x 2'5")

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

**FITTED KITCHEN**

2.70m x 2.85m (8'10" x 9'4")

Fitted with wall and floor cupboards with working surfaces, one and half bowl stainless steel sink unit, part tiled walls, electric oven, five ring gas hob, integrated fridge/freezer, built in washing machine and dishwasher. Cupboard housing Ideal gas boiler, double glazed window to the front elevation, LVT flooring, double doors to Dining Room.

**DINING ROOM**

2.87m x 2.47m (9'4" x 8'1")

Radiator. Double doors to Lounge, LVT flooring.

**LOUNGE**

4.72m x 3.03m (15'5" x 9'11")

Window to rear, ceiling coving, gas fire set in feature wooden surround, double glazed window to the rear elevation, double doors to rear garden, radiator and engineered flooring.

**LANDING**

Double glazed window to the side elevation, radiator, access to loft (partly boarded) and storage cupboard.

**BEDROOM ONE**

4.01m x 2.61m (13'1" x 8'6")

Double glazed window to the rear elevation, radiator, laminate flooring and ceiling coving.

**BEDROOM TWO**

3.05m x 2.02m (10'0" x 6'7")

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

**BEDROOM THREE**

2.83m x 2.48m (9'3" x 8'1")

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

**BEDROOM FOUR**

1.81m x 1.81m (5'11" x 5'11")

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

**HOUSE BATHROOM**

1.90m x 1.77m (6'2" x 5'9")

Fitted suite comprising bath with mixer tap and shower attachment, hand basin set in vanity unit, low flush WC, shaver point, ceiling coving, opaque double glazed window to the side, chrome ladder style central heating radiator.

**OUTSIDE**

Driveway to side and parking to the front.

**GARAGE**

5.15m x 2.51 (16'10" x 8'2")

Up and over door, power and light is connected and personnel side door.

**GARDEN**

The predominately lawned garden is fully enclosed with fencing with gated access to side, pond, patio seating area and external power point.

A particular feature of this property is the good sized garden ideal for the growing family.

**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**

East Riding of Yorkshire, Council Tax Band D.

