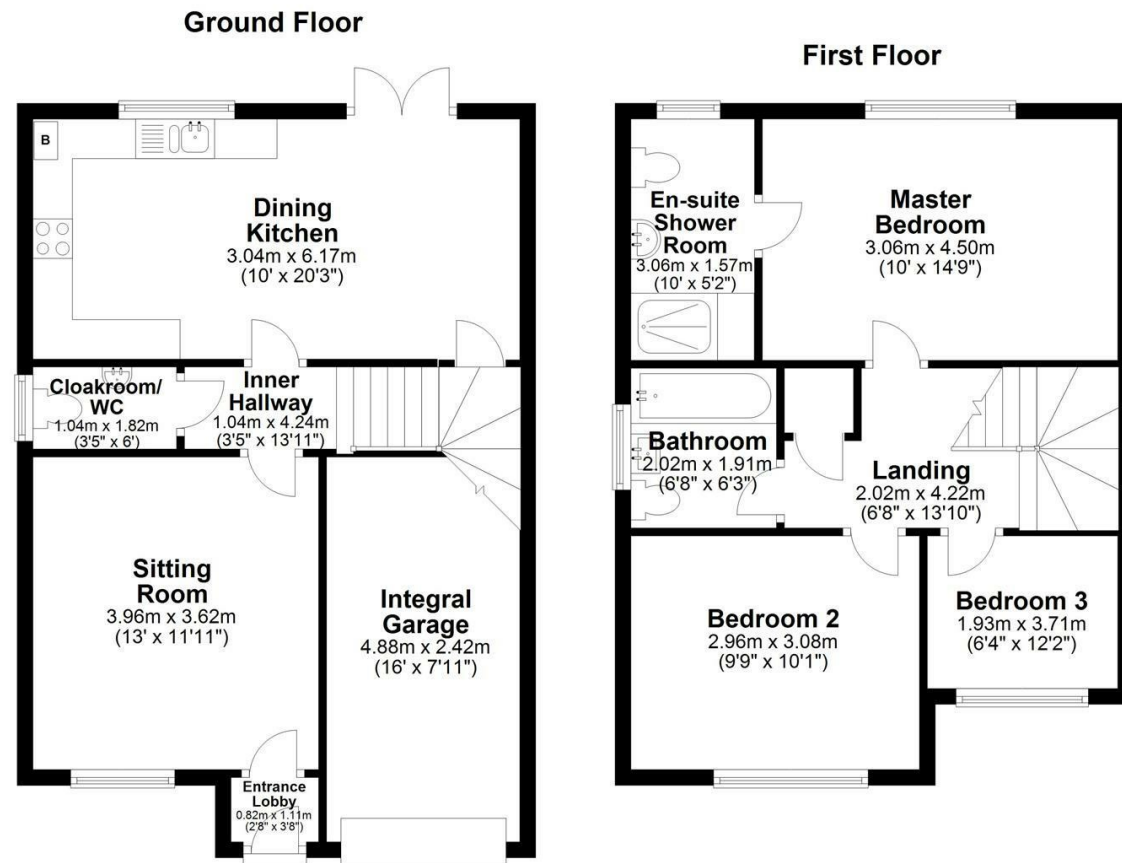




25, Hackney Chase,
Pocklington, YO42 2YA
£300,000



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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.

Built by Bellway Homes in 2022 this modern well appointed family home. The property would be suitable for a variety of buyers, accommodation offering entrance hall, sitting room, cloakroom/w.c, dining kitchen, on the first floor there a three bedrooms, the master bedroom having an en-suite shower room, house bathroom.

Externally there is a block paved double width driveway leading to the integral garage and enclosed rear garden.

A viewing is highly recommended to fully appreciate the accommodation on offer.

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



www.clubleys.com



ENTRANCE LOBBY

1.11m x 0.82m (3'7" x 2'8")

Entered via composite front entrance door, recess lighting and radiator.

SITTING ROOM

3.96m x 3.62m (12'11" x 11'10")

Double glazed window to the front elevation and radiator.

INNER HALLWAY

1.06m x 4.24m (3'5" x 13'10")

Having stairs to the first floor accommodation.

CLOAKROOM/WC

1.04m x 1.82m (3'4" x 5'11")

Fitted suite comprising Roca low flush WC, wash hand basin, radiator and opaque double glazed window to the side elevation.

DINING KITCHEN

3.04m x 6.17m (9'11" x 20'2")

Matching arrangement of floor and wall cupboards with working surfaces, one and a half stainless steel sink unit, four ring gas hob with extractor hood over, Zanussi integrated oven, space for fridge/freezer, plumbing for washing machine, wall mounted Ideal gas boiler in concealed cupboard, under stairs cupboard, recess lighting, radiator, double glazed window to the rear elevation and double doors to the rear elevation.

LANDING

4.20m x 2.01m narrowing to 1.57m (13'9" x 6'7" narrowing to 5'1")

Storage cupboard, radiator and access to the loft.

MASTER BEDROOM

3.05m x 4.50m (10'0" x 14'9")

Double glazed window to the rear elevation and radiator.

EN-SUITE SHOWER ROOM

1.59m x 3.04m (5'2" x 9'11")

Fitted suite comprising Mira shower cubicle, Roca wash hand basin, Roca low flush WC, chrome ladder style radiator, recess lighting, extractor fan and opaque double glazed window to the rear elevation.

BEDROOM TWO

3.06m x 2.95m (10'0" x 9'8")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

1.92m x 3.17m (6'3" x 10'4")

Double glazed window to the front elevation and radiator.

BATHROOM

1.90m x 2.01m (6'2" x 6'7")

Fitted suite comprising bath with shower over, low flush WC, hand basin, chrome ladder style radiator, extractor fan and opaque double glazed window to the side elevation.

INTEGRAL GARAGE

2.40m x 4.87m (7'10" x 15'11")

Having up and over door, power and light is connected.

OUTSIDE

Enclosed rear garden laid to lawn with patio seating area.

Driveway to the front of the property.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

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 - Council Tax Band D.

