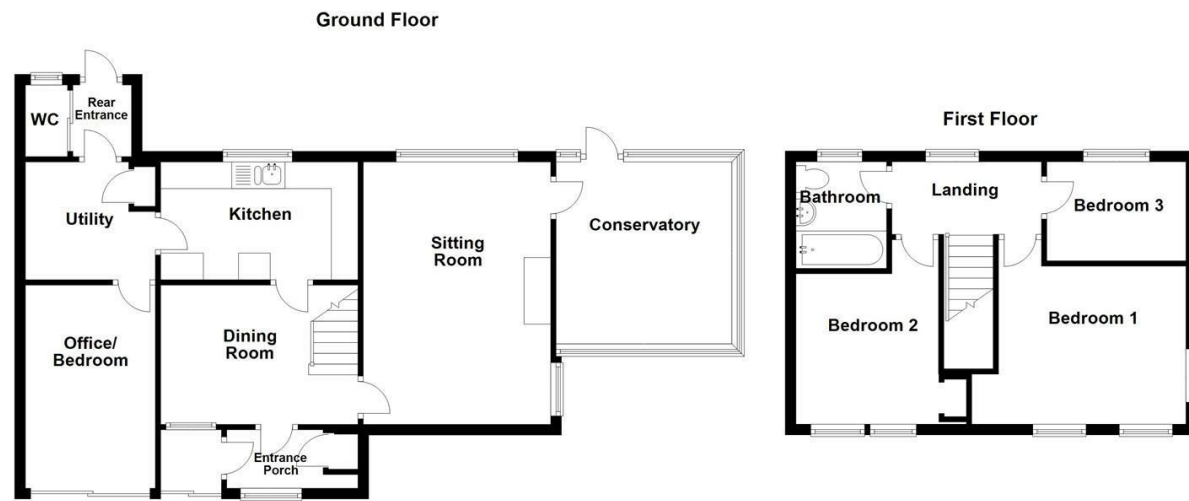




4, Greenacre Close,  
Pocklington, YO42 2US  
£310,000



**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			84
(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.

Nestled in a quiet cul-de-sac within a popular residential area, this property has recently been redecorated. The ground floor features an entrance porch, a dining room or study, fitted kitchen, cosy lounge complete with a log burner and conservatory. There is also a utility room, a downstairs WC and a versatile additional reception room of fourth bedroom offering flexibility in the layout.  
The first floor of the property consists of three bedrooms and a family bathroom.  
The exterior of the property includes a driveway offering convenient off-road parking. Standing on a desirable plot with a private rear garden features a decked area, two sheds, ideal for outdoor entertaining.

The property is offered with the advantage of no forward chain and viewing is strictly by appointment via the selling agents.

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



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**ENTRANCE PORCH**

1.09m x 2.48m (3'6" x 8'1" )  
Entered via sliding doors.

**SITTING ROOM**

3.53m x 4.95m (11'6" x 16'2" )  
Double radiator and log burner with oak mantle.  
Double glazed window to the front side and rear elevation.  
Door leading to;

**CONSERVATORY**

3.31m x 3.41m (10'10" x 11'2" )  
Brick and UPVC construction and sliding doors to the garden.

**DINING ROOM**

3.70m x 2.61m (12'1" x 8'6" )  
Double glazed window to the front elevation and radiator.

**KITCHEN**

2.21m x 3.69m (7'3" x 12'1" )  
Fitted with matching arrangement of floor and wall cupboards, work tops, sink unit, space for cooker, space for dishwasher, tiled flooring, radiator and double glazed window to the rear elevation.

**UTILITY**

2.29m x 2.53m (7'6" x 8'3" )  
Plumbing for washing machine and Ideal gas boiler in concealed cupboard, tiled flooring and radiator.

**CLOAKROOM/WC**

Fitted suite comprising WC, hand basin and side entrance door.

**OFFICE/BEDROOM**

2.44m x 3.65m (8'0" x 11'11" )  
Patio doors and lights.

**LANDING**

1.07m x 2.78m (3'6" x 9'1" )  
Access to the loft and double glazed window to the rear elevation.

**BEDROOM ONE**

2.98m x 3.54m excluding door recess (9'9" x 11'7" excluding door recess)  
Radiator, two double glazed window to the front elevation and double glazed window to the side elevation.

**BEDROOM TWO**

2.84m x 3.69m (9'3" x 12'1" )  
Airing cupboard with hot water cylinder, double radiator and two double glazed windows to the front elevation.

**BEDROOM THREE**

2.61m x 1.86m (8'6" x 6'1" )  
Double glazed window to the rear elevation and radiator.

**FAMILY BATHROOM**

2.00m x 1.69m (6'6" x 5'6" )  
Fitted suite comprising bath with shower over, pedestal hand basin, low flush WC, chrome radiator and opaque double glazed window to the rear elevation.

**OUTSIDE**

Enclosed private rear garden with decked area, conifer hedge, apple tree and outside tap.  
There are two sheds, one of which has power and outside external socket.

**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 - Council Tax Band D.

