

CLUBLEYS



Parkwood, Burnby Lane,
Pocklington, YO42 1UJ
£500,000



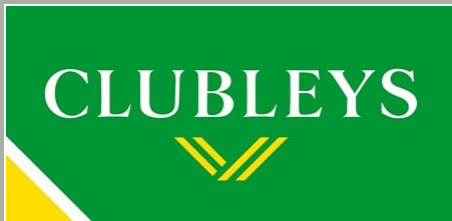
Standing in a prominent position on Burnby Lane, this spacious and deceptive bungalow offers a unique combination of elegance and functionality. Enhanced by its good sized garden, double garage and a driveway with ample parking, the bungalow makes a striking first impression and the town centre is only a short walk away.

Offering a well appointed fitted kitchen, this charming dormer bungalow also features a separate dining room complete with a cosy brick fireplace and parquet flooring. The lovely lounge accentuated by a modern stone fireplace provides an inviting space perfect for relaxation and entertaining guests.

There are two bedrooms each offering a comfortable and tranquil atmosphere, the contemporary shower room designed with modern fixtures. On the first floor are two bedrooms with the master bedroom having an en-suite shower room.

Offered with the advantage of no onward chain and viewing is strictly by appointment via the selling agents.

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



Tenure: Freehold
East Riding of Yorkshire
Band: D

ENTRANCE LOBBY

1.90m x 3.02m (6'2" x 9'10")

Entered via front entrance door, radiator, tiled flooring, double glazed window to the front and side elevation.

CLOAKROOM

1.51m x 0.76m (4'11" x 2'5")

White suite comprising low flush WC and hand basin.

UTILITY ROOM

4.92m x 1.64m (16'1" x 5'4")

Fitted wall and floor units with work surfaces, single drain sink unit, gas fired central heating boiler, radiator, Quarry tiled flooring and radiator.

KITCHEN

7.12m x 3.65m (23'4" x 11'11")

Fitted with base units with working surfaces, stainless steel sink unit, five ring gas hob, double radiator, power points, part tiled walls, wood flooring, French double doors to the rear elevation.

DINING ROOM

3.55m x 3.59m (11'7" x 11'9")

Part boarded walls, recessed brick fireplace with plate rack and wooden surround, Parquet style flooring, curved radiator, power points, bay double glazed window to the front elevation.

LOUNGE

3.61m x 4.96m (11'10" x 16'3")

Bay double glazed window to the front elevation, curved radiator, solid fuel stove set in modern stone fireplace and hearth with picture rack.

INNER HALL

5.25m x 1.48m (17'2" x 4'10")

Radiator, under stairs cupboard, wooden flooring and stairs to the first floor accommodation.

BEDROOM TWO

3.64m x 3.33m (11'11" x 10'11")

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

BEDROOM THREE

3.20m x 3.32m (10'5" x 10'10")

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

SHOWER ROOM

1.69m x 2.68m (5'6" x 8'9")

White suite comprising hand basin set in vanity unit, low flush WC, fitted shower, part tiled, part boarded, heated towel rail, chrome radiator and opaque double glazed window to the rear elevation.

LANDING

3.06m x 3.19m (10'0" x 10'5")

Velux window.

BEDROOM ONE

4.60m x 3.87m (15'1" x 12'8")

Velux window, radiator and power points.

EN-SUITE SHOWER ROOM

1.62m x 1.75m (5'3" x 5'8")

White suite comprising hand basin set in vanity unit, shower cubicle and low flush WC.

BEDROOM FOUR

3.23m x 2.62m (10'7" x 8'7")

Velux window, radiator and power points.

DOUBLE GARAGE

6.26m x 5.78m (20'6" x 18'11")

Twin up and over doors, power points, loft space, up and above door to the rear garden.

OUTSIDE

The property has the benefit of gardens to the front, side and rear.

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 D.

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.

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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

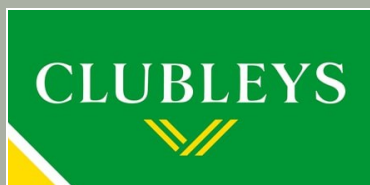
FREE VALUATIONS FOR SALE

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(81-91) B		80
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.