

Ground Floor



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.

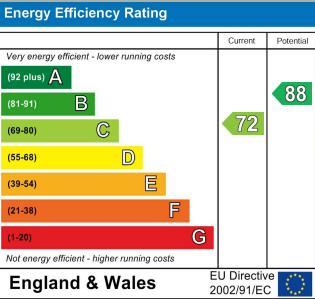
MORTGAGES

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.

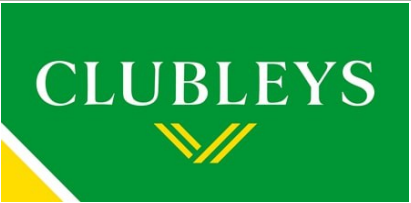


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



18, Springfield Road,
Pocklington, YO42 2UY
£250,000



Situated in this popular residential location, this immaculate two bedroomed semi detached bungalow has been meticulously maintained throughout. Offering, a well equipped dining kitchen, cosy sitting room, family bathroom and two bedrooms overlooking the rear garden. The current owners have thoughtfully extended the property creating a bright and spacious dining kitchen providing a versatile living space.

Established private garden to the rear with a gravelled parking space providing off street parking. The property has scope for a garage, subject to the necessary planning permissions being obtained.

Viewing is strictly by appointment via the selling agents.

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



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DINING KITCHEN

7.11m x 3.81m (23'4" x 12'6")

Fitted with a matching arrangement of floor and wall cupboards with work surfaces, breakfast island, composite one and a half sink unit, space for fridge/freezer, integrated appliances including washing machine, built in oven, ceramic four ring electric hob with extractor hood over and integrated wine cooler. Entered via a UPVC front entrance door, having two radiators, laminate flooring, recess lighting, two double glazed window to the front elevation, two Velux windows and bi-folding doors to the rear elevation giving direct access onto the garden

LOUNGE

5.04m x 3.43m (16'6" x 11'3")

Bay double glazed window to the front elevation, gas fire, double radiator, coving to ceiling and recess lighting.

INNER HALLWAY

0.90m x 1.88m (2'11" x 6'2")

Storage cupboard, laminate flooring, recess lighting and access to part boarded loft housing the gas central heating boiler.

BEDROOM ONE

2.93m x 3.57m (9'7" x 11'8")

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

BEDROOM TWO

2.57m x 2.66m (8'5" x 8'8")

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

BATHROOM

2.04m x 1.65m (6'8" x 5'4")

Fitted suite comprising bath with mixer tap, shower over and side screen, Vitra low flush WC, vanity hand basin, extractor fan, part tiled walls, recess lighting, tiled flooring and opaque double glazed window to the side elevation.

OUTSIDE

Fully enclosed rear garden, lawned, decked seating area, gravelled area providing off street parking with side access gate.

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 B.

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 FEE

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.

