

CLUBLEYS



15, Grainger Drive,
Pocklington, YO42 2ST
£195,000

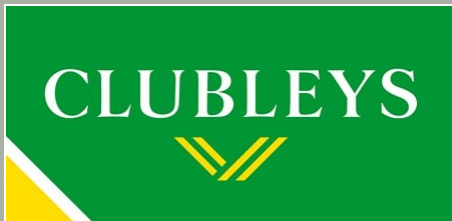


This well presented and tastefully appointed semi detached house merits your earliest attention. The attractive accommodation offers entrance lobby, open dining kitchen/lounge, two bedrooms and bathroom. Larger than expected enclosed rear garden with patio seating area and timber garden shed.

There are two car parking spaces.

Ideal purchase for first time buyers/investors/downsizers.

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



Tenure: Freehold
East Riding of Yorkshire
Band: B

ENTRANCE LOBBY

1.55m x 1.48m (5'1" x 4'10")

Entered via front entrance door, having radiator and stairs to the first floor accommodation.

FITTED KITCHEN/LOUNGE/DINING ROOM

6.74m x 3.70m (22'1" x 12'1")

Matching arrangement of floor and wall cupboards with working surfaces, stainless steel sink unit with mixer tap, four ring gas hob, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler in concealed cupboard, radiator, laminate flooring, double doors to the rear elevation and double glazed window to the front elevation.

CLOAKROOM/WC

1.79m x 0.86m (5'10" x 2'9")

Low flush WC, hand basin, radiator and laminate flooring.

LANDING

1.90m x 1.82m (6'2" x 5'11")

Access to the loft.

BEDROOM ONE

3.07m x 2.36m (10'0" x 7'8")

Fitted mirrored wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM TWO

3.71m x 2.42m (12'2" x 7'11")

Built in wardrobes and two double glazed windows to the front elevation.

BATHROOM

1.81m x 1.71m (5'11" x 5'7")

Fitted suite comprising WC, pedestal hand basin, panelled bath with shower attachment and side screen, extractor fan, laminate flooring and opaque double glazed window to the side elevation.

OUTSIDE

Extra sized plot, lawned to the rear elevation with timber shed and outside socket.

Two car parking spaces to the front.

ADDITIONAL INFORMATION

MANAGEMENT FEES

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 B.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

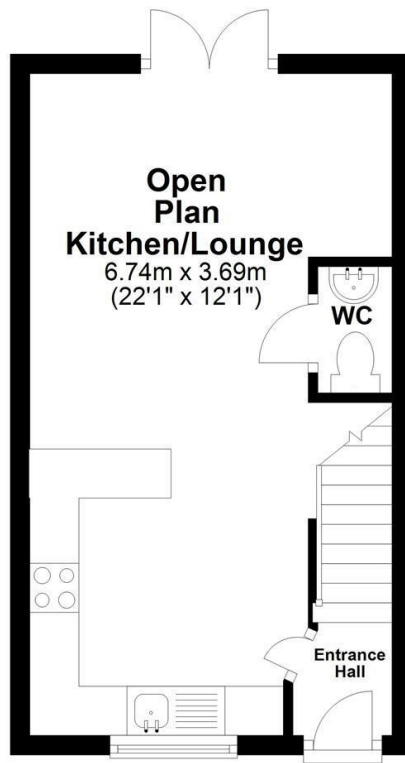
For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERALL FEE

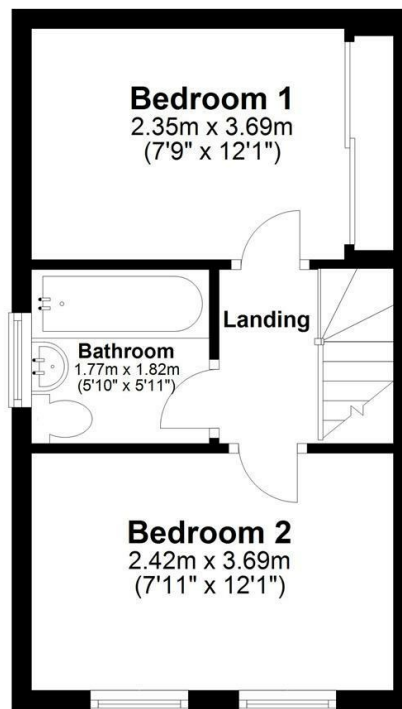
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



First 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

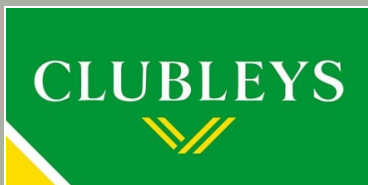
FREE VALUATIONS FOR SALE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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

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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.