



21, Pavilion Close,
Pocklington, YO42 1UP
£280,000



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.

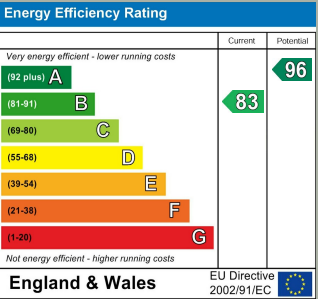
MORTGAGES

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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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 reputable builder David Wilson Homes, this well presented end terraced house is situated in a quiet cul-de-sac. An ideal purchase for first time buyers, growing family, investors or downsizers. The accommodation comprises entrance lobby, cloakroom/w.c, sitting room and dining kitchen with double doors opening to the conservatory. On the first floor lies master bedroom with en-suite, two further bedrooms and house bathroom. Externally, there is lawned gardens to the front and rear of the property, single garage providing off street parking. A viewing is recommended.

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



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ENTRANCE LOBBY

1.53m x 1.40m (5'0" x 4'7")

Entered via composite front entrance door, having radiator and laminate flooring.

CLOAKROOM/WC

1.58m x 0.93m (5'2" x 3'0")

Fitted suite comprising WC, hand basin, part tiled walls and radiator.

SITTING ROOM

4.61m x 3.70m (15'1" x 12'1")

Bay double glazed window to the front elevation, under stairs cupboard, radiator and laminate flooring.

DINING KITCHEN

4.75m x 3.31m (15'7" x 10'10")

Matching arrangement of floor and wall cupboards, working surfaces, stainless steel sink unit, electric hob with extractor fan over, integrated appliances including Zanussi oven, fridge/freezer and washing machine. Double glazed window to the rear elevation and double doors leading to the conservatory.

CONSERVATORY

2.62m x 2.25m (8'7" x 7'4")

UPVC construction with personal door to the side elevation.

LANDING

Airing cupboard and access to the loft.

MASTER BEDROOM

3.27m x 2.79m (10'8" x 9'1")

Two double glazed window to the rear elevation, fitted cupboard and radiator.

EN-SUITE SHOWER ROOM

2.11m x 1.70m (6'11" x 5'6")

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC and opaque double glazed window to the side elevation.

BEDROOM TWO

3.74m x 2.48m (12'3" x 8'1")

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

BEDROOM THREE

2.27m x 2.16m (7'5" x 7'1")

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

FAMILY BATHROOM

2.09m x 1.79m (6'10" x 5'10")

Fitted suite comprising bath with side screen, low flush WC, hand basin, extractor fan, ladder style radiator, part tiled walls and opaque double glazed window to the side elevation.

GARAGE

5.17m x 2.56m (16'11" x 8'4")

Up and over door, having power and light. With parking to the front.

OUTSIDE

Fully enclosed garden to the rear elevation, laid to lawn, fenced with outside tap. To the front of the property is attractive lawned garden with attractive borders. Parking to the front of the single garage.

ADDITIONAL INFORMATION

There is a maintenance charge associated with the property.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains gas, water, electricity and drainage. Full fibre broadband and telephone connection subject to renewal.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

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.

