

CLUBLEYS



Plot 93, The Salcombe, Yapham Road,
Pocklington, YO42 2YJ
£450,000

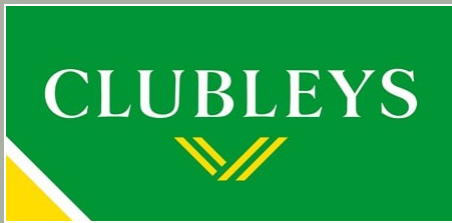


Move into this new home hassle-free with our Part Exchange or Assisted Move scheme!

The stylish Salcombe, a four bedroom detached property, has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.

A spacious hallway leads through to a bright and luxurious lounge and an additional stylish family room, perfect for the children to play or even a study for yourself. The focal point of this home is the delightful, modern kitchen that has been carefully designed to a high specification. In the dining area you will find classic French doors that open onto the garden, creating light and space, perfect entertaining in the summer months. This central family hub has room for a sofa, ideal for relaxing with a coffee on a Sunday morning. The utility room is accessed from the kitchen and also has a downstairs cloakroom to maximise on space.

Upstairs offers stylish versatility. Encircling the roomy central landing, are four generous sized bedrooms including the magnificent master bedroom with its private en-suite shower room and sophisticated dressing area. The jewel in the Salcombe crown, the master bedroom is luxuriously spacious, a real retreat in your own home. Bedrooms two and three have ample space for double beds, accommodating a growing family or visiting guests. Bedroom four is also well proportioned and will work as either a bedroom or study, located next to the modern family bathroom, with both bath and shower facilities.



Tenure: Freehold
East Riding Of Yorkshire
Band: New Build

ENTRANCE HALL

FAMILY ROOM

LOUNGE

KITCHEN/DINING

CLOAKROOM

UTILITY

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

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.

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>

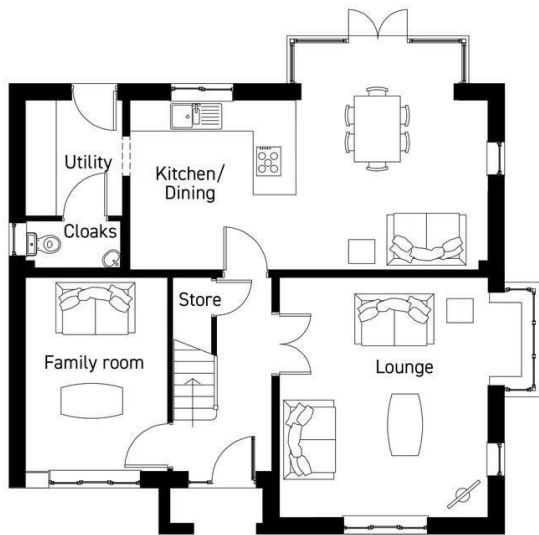
REFERRAL FEES

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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GROUND FLOOR



FIRST FLOOR

SALCOMBE VI

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		
(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

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.