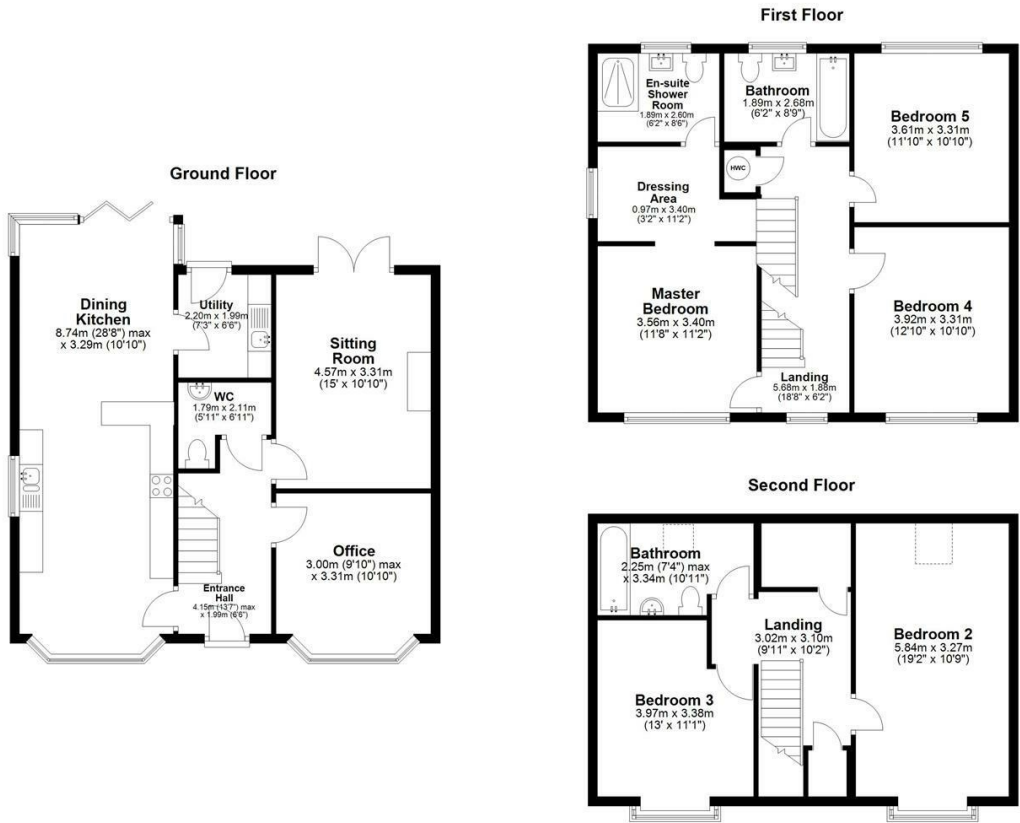




32, Amos Drive,
Pocklington, YO42 2FH
£499,950



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

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.

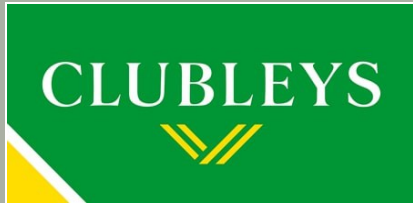
MATERIAL INFORMATION

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

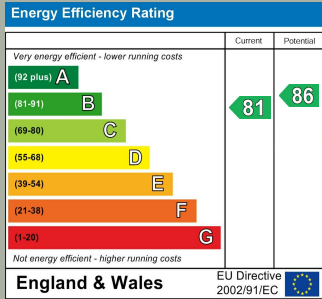
MORTGAGES

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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

FIVE BED DETACHED FAMILY HOME.

Offering over 2,000 square feet of accommodation arranged over three levels, this well presented family home deserves your earliest attention. Ideal for a growing family, the property features a spacious open-plan dining kitchen, a dedicated study perfect for home working a rear lounge with a stylish media wall.

On the first floor the master bedroom suite features a dressing room and an en-suite shower room, two additional bedrooms and a family bathroom, on the second floor there are two bedrooms and family bathroom.

Externally the property offers ample off road parking and a detached double garage. The enclosed garden features a decked area, a pergola and ponds.

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

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zoopla



Tenure: Freehold
East Riding of Yorkshire
Band: F

clubleys.com

ENTRANCE HALL
4.14m max x 1.98m (13'6" max x 6'5")
Entered via a composite front entrance door, having radiator and stairs to first floor accommodation.

STUDY
3.32 x 2.99m (10'10" x 9'9")
Bay double glazed window to the front elevation and radiator.

SITTING ROOM
4.57m x 3.31m (14'11" x 10'10")
Media wall with Celsi electric fire, radiator, laminate flooring and patio doors to the rear elevation.

CLOAKROOM/WC
2.11m x 1.78m (6'11" x 5'10")
Fitted suite comprising low flush WC, hand basin, extractor fan, radiator and tiled flooring.

DINING KITCHEN
8.74m x 3.40m (28'8" x 11'1")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated appliances including Zanussi four ring gas hob with extractor hood over, double oven, fridge/freezer. Bay double glazed window to the front elevation, double glazed window to the side elevation, radiator, tiled flooring, bi-folding doors to the rear elevation.

UTILITY
Fitted floor cupboards, working surfaces, stainless steel sink unit with mixer tap, plumbing for washing machine, tiled flooring and rear external door.

FIRST FLOOR ACCOMMODATION
5.67m x 1.98m (18'7" x 6'5")
Double glazed window to the front elevation, radiator, stairs to the second floor accommodation and cupboard housing hot water cylinder.

MASTER BEDROOM
3.59m x 3.38m (11'9" x 11'1")
Double glazed window to the front elevation and radiator. Opening to;

DRESSING AREA
3.38m x 0.93m (11'1" x 3'0")
Opaque double glazed window to the side elevation and radiator.

EN-SUITE SHOWER ROOM
2.66m x 1.86m (8'8" x 6'1")
Fitted suite comprising walk in shower cubicle, low flush WC, hand basin, shaver point, chrome ladder style radiator, extractor fan, recess lighting, tiled flooring and opaque double glazed window to the rear elevation.

BEDROOM TWO
3.61m x 3.32m (11'10" x 10'10")
Double glazed window to the rear elevation and radiator.

BEDROOM THREE
3.92m x 3.33m (12'10" x 10'11")
Double glazed window to the front elevation and radiator.

FAMILY BATHROOM
2.67m x 1.87m (8'9" x 6'1")
Fitted suite comprising bath with mixer tap, shower over and side screen, low flush WC, hand basin, shaver point, chrome ladder style radiator, extractor fan, recess lighting, tiled flooring and opaque double glazed window to the rear elevation.

SECOND FLOOR ACCOMMODATION
3.10m x 3.02m (10'2" x 9'10")
Access to the loft, storage cupboard and further storage cupboard with light.

BEDROOM FOUR
6.35m (measured into the bay) x 3.28m (20'9" (measured into the bay) x 10'9")
Double glazed window to the front elevation, two radiators and Velux window.

BEDROOM FIVE
3.98m (measured into bay) x 3.38 (max) (13'0" (measured into bay) x 11'1" (max))
Double glazed window to the front elevation and radiator.

BATHROOM
3.35m x 2.26m (10'11" x 7'4")
Fitted suite comprising bath with mixer tap, shower over and side screen, hand basin, low flush WC, shaver point, chrome ladder style radiator, extractor fan, recess lighting, tiled flooring and Velux window.

OUTSIDE
The garden is split into two sections with artificial grass, decked seating area, pergola and ornamental ponds.

DETACHED DOUBLE GARAGE
Having an up and over garage door, power and light is connected.
Parking to the front.

ADDITIONAL INFORMATION
There is a maintenance charge associated with this property.

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

SERVICES
Mains gas, water, electricity and drainage. Telephone connection subject to renewal by Openreach.

COUNCIL TAX BAND
East Riding of Yorkshire Council - Council Tax Band F.

