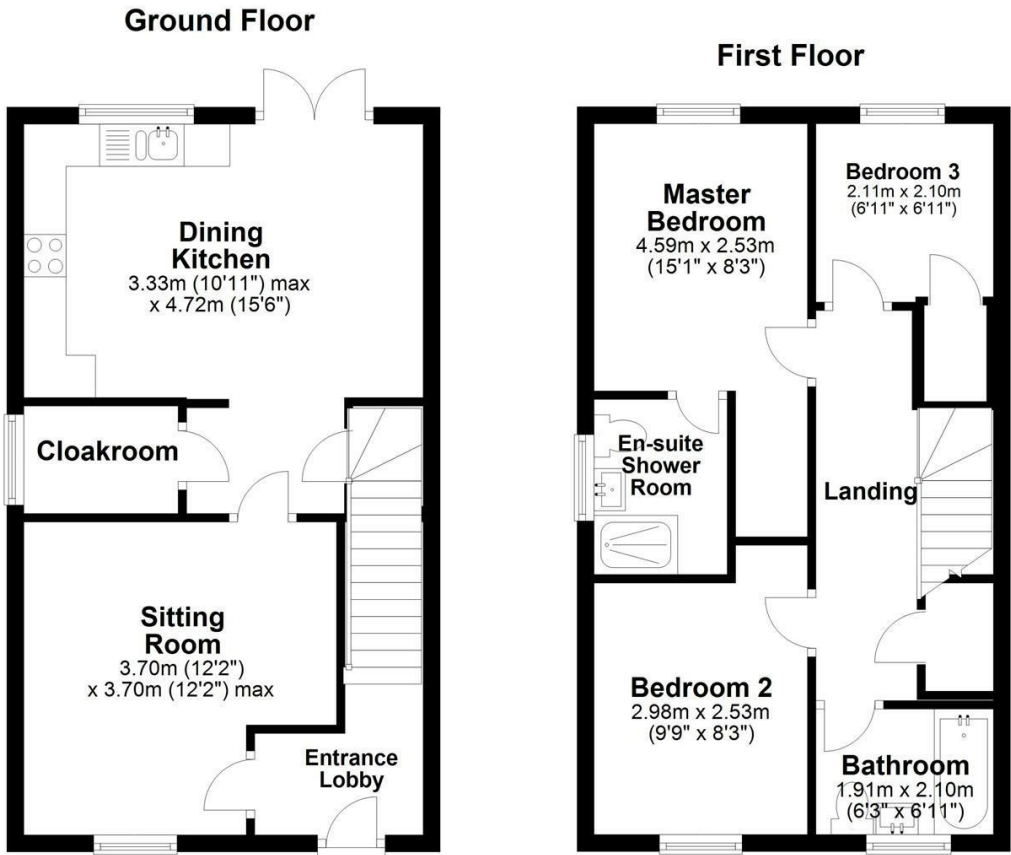
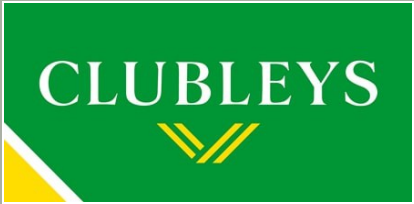


82, White Mill Drive,  
Pocklington, YO42 2FR  
£259,950



**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

**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

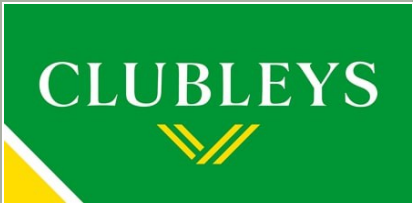
**FREE VALUATIONS FOR SALE**

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.

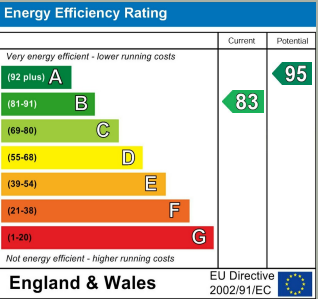
**MORTGAGES**

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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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.



Built by Bovis Homes in 2022, this well-appointed semi detached house offers a balance and thoughtfully designed layout. Crossing the threshold you are welcomed by an inviting entrance lobby that leads to a spacious sitting room. An inner lobby provides access to a convenient downstairs WC, while the dining kitchen offers built in appliances, seamlessly combining style and functionality.

There are three bedrooms on the first floor. The master bedroom features an en-suite shower room, while the two additional bedrooms share a family bathroom.

Parking is provided on the side with gardens to the front and rear of the property.

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

rightmove

www.clubleys.com

ZOOPLA



**ENTRANCE LOBBY**

1.09m x 1.79m (3'6" x 5'10")

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

**SITTING ROOM**

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

Double glazed window to front elevation, radiator and TV point.

**INNER LOBBY**

1.05m x 1.59m (3'5" x 5'2")

Understairs cupboard

**CLOAKROOM/W.C**

1.04m x 1.59m (3'4" x 5'2")

Fitted suite comprising low level WC and wash hand basin.

**DINING KITCHEN**

3.35m x 4.71m (10'11" x 15'5" )

Fitted with a matching arrangement of shaker style floor and wall cupboards with working surfaces, built in fridge/freezer, dishwasher, Bosch electric oven with four ring gas hob, extractor fan, Bosch washing machine, wall mounted logic gas central heating boiler in concealed cupboard, one and a half stainless steel sink unit with mixer tap.

**LANDING**

2.10m x 3.46m (6'10" x 11'4" )

**MASTER BEDROOM**

2.53m extending to door area x 4.59m (8'3" extending to door area x 15'0" )

Double glazed window to rear elevation and radiator.

**EN-SUITE SHOWER ROOM**

2.24m x 1.45m (7'4" x 4'9")

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

**BEDROOM TWO**

2.52m x 2.99m (8'3" x 9'9" )

Double glazed window to front elevation and radiator.

**BEDROOM THREE**

2.11m x 2.10m (6'11" x 6'10" )

Double glazed window to rear elevation, radiator and fitted cupboard.

**FAMILY BATHROOM**

2.10m x 1.90m (6'10" x 6'2" )

Panelled bath with mixer tap and shower attachment over, pedestal hand basin, low flush WC and opaque double glazed window to front elevation.

**OUTSIDE**

Enclosed fenced rear garden, lawned front garden and outside tap.

Driveway.

**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 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 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.

