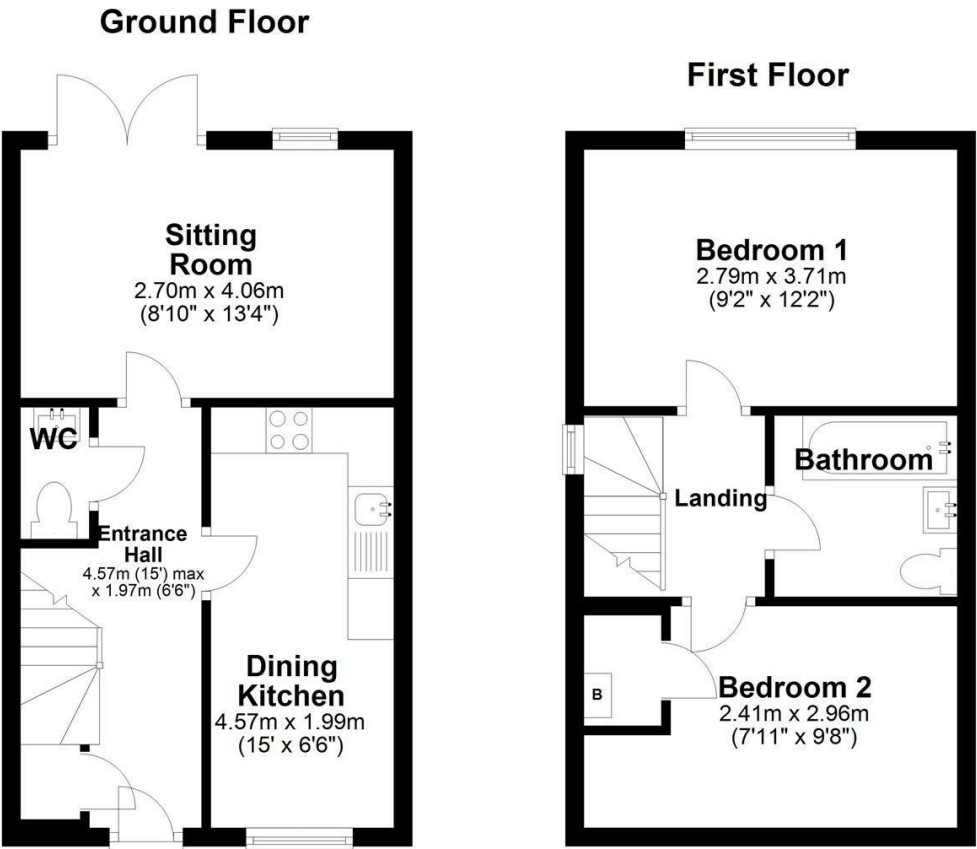




9, Robson Avenue,
Pocklington, YO42 2TS
Guide Price £210,000



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

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.

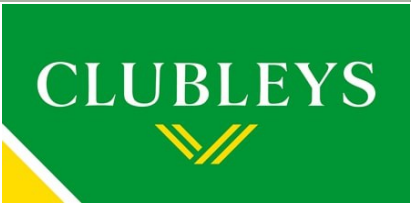
MATERIAL INFORMATION

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.

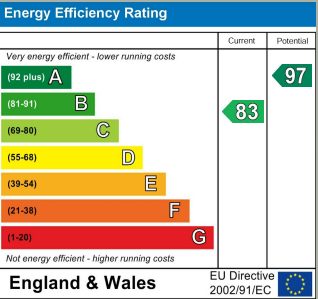
MORTGAGES

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.

Well presented end terraced house, built in 2020 by Bovis Homes. The accommodation is smartly presented throughout, accommodation offers entrance hall, downstairs cloakroom/w.c, rear lounge, on the first floor are two bedrooms and house bathroom. Externally are two car parking spaces and enclosed rear garden.

Ideal purchase for first time buyer/investor or downsizer.

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



www.clubleys.com



ENTRANCE HALL

4.56m x 1.99m (14'11" x 6'6")

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

CLOAKROOM/WC

1.67m x 0.84m (5'5" x 2'9")

Having hand basin, WC and radiator.

DINING KITCHEN

4.57m x 1.98m (14'11" x 6'5")

Matching arrangement of floor and wall cupboards, stainless steel sink unit, hob with extractor fan over, built in oven, plumbing for washing machine and stainless steel sink unit.

SITTING ROOM

4.07m x 2.68m (13'4" x 8'9")

Radiator, double doors to the rear elevation and double glazed window to the rear elevation with integrated blinds.

LANDING

Access to the loft.

BEDROOM ONE

3.72m x 2.81m (12'2" x 9'2")

Ideal gas central heating boiler in cupboard, radiator and double glazed window to the rear elevation.

BEDROOM TWO

2.95m x 2.39m (9'8" x 7'10")

Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

Fitted suite comprising bath with shower over, pedestal hand basin and low flush WC.

OUTSIDE

Enclosed rear garden with garden shed.

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 water, electricity, gas and drainage. Telephone connection subject to renewal by 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>

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.

