

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

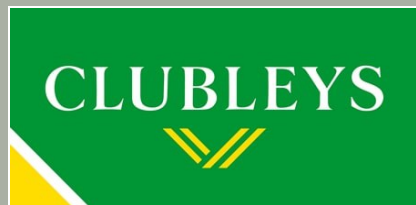
FREE VALUATIONS FOR SALE

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.

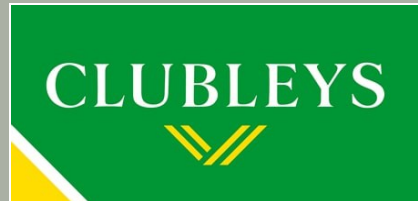


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.



1, Dalmais Close,
Pocklington, YO42 2XY
£285,000



****PLEASANT AND QUIET CUL-SAC LOCATION**** A well maintained and presented three bed link detached family home. Internally the property is entered via a UPVC side entrance door, sitting room with double doors leading to the snug, this second reception room is a versatile space which could be used for a variety of uses. (It was previously the garage). The dining kitchen is located to the rear of the property, having a range of floor and wall cupboards opening to the dining area with space for table and chairs. On the first floor lies the master bedroom with en-suite shower, two further bedrooms and house bathroom.

Front driveway which provides off road parking, enclosed rear garden with patio and decked seating area.
Early viewing is essential and ideal purchase for a variety of buyers.

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

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zoopla

SIDE ENTRANCE HALL

0.92m x 1.52m (3'0" x 4'11")

Entered via a UPVC side entrance door, radiator and opaque double glazed window to the front elevation.

SITTING ROOM

3.34m x 4.35m (10'11" x 14'3")

A lovely room having coving to ceiling, stairs to the first floor accommodation, radiator and double glazed window to the front elevation. Double doors leading to the snug and kitchen.

SNUG

2.43m x 4.27m (7'11" x 14'0")

This was previously the garage which is now another useful reception room, having coving to ceiling, fitted cupboard housing space for fridge, dryer and plumbing for washing machine, electric fire in feature surround, radiator and double glazed window to the front elevation.

DINING KITCHEN

3.48m narrowing to 2.48m x 6.00m (11'5" narrowing to 8'1" x 19'8")

A good sized fitted kitchen with floor and wall cupboards with granite working surfaces, Neff five ring gas hob with extractor hood above, built in neff double oven, integrated fridge and freezer, one and a half stainless steel sink unit, wall mounted worcester gas central heating boiler, laminate flooring, coving to ceiling, radiator, double doors to rear elevation and double glazed window to rear elevation.

LANDING

1.80m x 3.82m (5'10" x 12'6")

Recessed lights, airing cupboard housing hot water cylinder, radiator, access to the loft and double glazed window to side.

MASTER BEDROOM

3.12m x 4.42m (10'2" x 14'6")

Coving to ceiling, radiator and double glazed window to the rear elevation

EN-SUITE SHOWER ROOM

0.94m x 2.52m (3'1" x 8'3")

Enclosed shower cubicle, vanity hand basin, low flush WC, radiator and opaque double glazed window to the rear elevation

BEDROOM TWO

2.46m x 3.30m (8'0" x 10'9")

Coving to ceiling, radiator and double glazed window to the front elevation.

BEDROOM THREE

2.58m x 2.46m (8'5" x 8'0")

Coving to ceiling, radiator and double glazed window to the front elevation.

FAMILY BATHROOM

2.49m x 1.74m (8'2" x 5'8")

White suite comprising panelled bath with shower over, Roca hand basin, chrome radiator, linoleum flooring and opaque double glazed window to rear elevation.

OUTSIDE

Attractive enclosed lawned garden, patio, garden shed and raised decked seating area.

PARKING TO THE FRONT**ADDITIONAL INFORMATION**

There are sixteen solar panels generating on average income of £1,500 to £2,000 per year.

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.

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.

