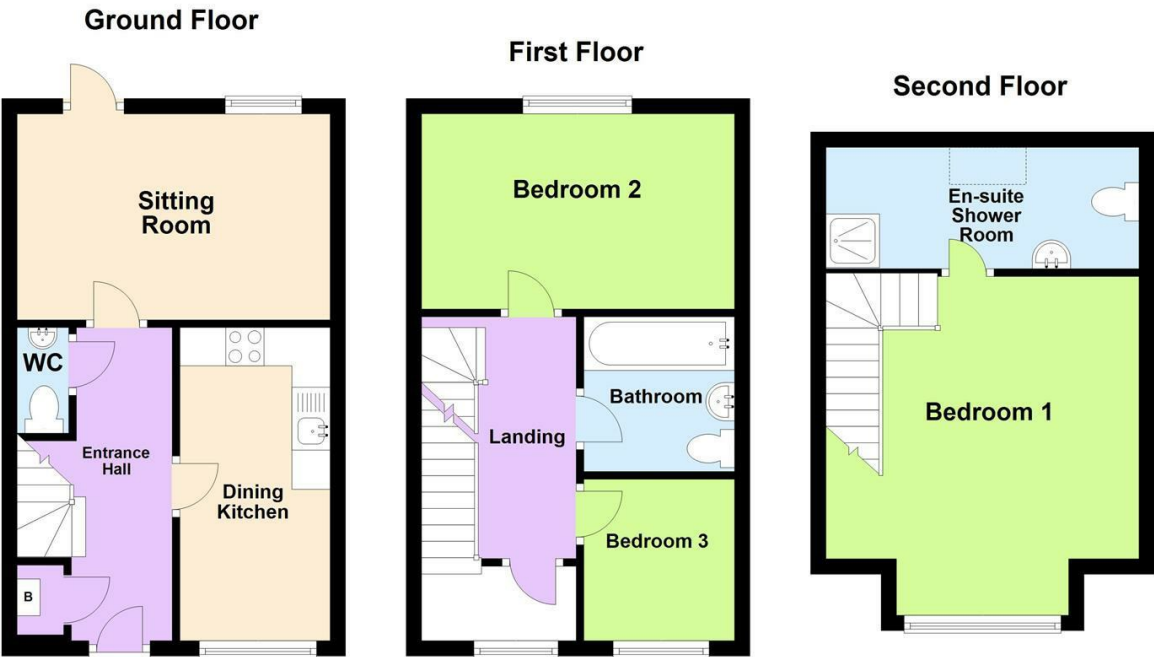




22, Robson Avenue,
Pocklington, YO42 2TS
£230,000



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.

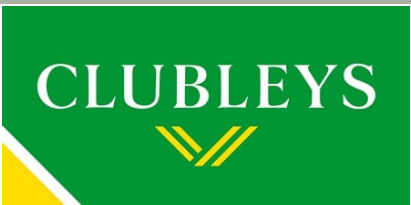
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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

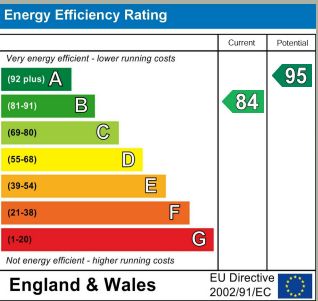
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

A well presented three storey semi detached house built by Linden Homes in 2019, the accommodation comprises entrance hall, cloakroom/w.c, fitted kitchen and sitting room. On the first floor lies two bedrooms and bathroom, stairs leading to second floor accommodation comprising master bedroom and ensuite shower room. Driveway with space for two vehicles and access to rear garden with patio area.

Ideal purchase for first time buyers, investor or small family.

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



www.clubleys.com



ENTRANCE HALL

1.35m x 4.55m (4'5" x 14'11")

Entered via front entrance door, having laminate flooring and cupboard housing gas boiler.

CLOAKROOM/WC

0.84m x 1.69m (2'9" x 5'6")

Fitted suite comprising WC and hand basin, radiator.

DINING KITCHEN

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

Matching arrangement of floor and wall cupboards with working surfaces incorporating stainless steel sink unit with mixer tap, four ring gas hob with extractor hood over, plumbing for washing machine, radiator and double glazed window to the front elevation.

SITTING ROOM

4.04m x 2.71m (13'3" x 8'10")

Double glazed window to the rear elevation, double doors to the rear elevation, two radiators and laminate flooring.

FIRST FLOOR ACCOMMODATION

Double glazed window to the side elevation.

BEDROOM TWO

4.06m x 2.78m (13'3" x 9'1")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.39m x 1.96m (7'10" x 6'5")

Double glazed window to the front elevation.

FAMILY BATHROOM

1.98m x 1.95m (6'5" x 6'4")

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

SECOND FLOOR ACCOMMODATION

1.99m x 1.23m (6'6" x 4'0")

Double glazed window to the front elevation and radiator.

MASTER BEDROOM

4.06m x 3.37m (13'3" x 11'0")

Double glazed window to the front elevation, wood panelling to one wall, radiator and access to the loft.

EN-SUITE SHOWER ROOM

2.86m x 1.41m (9'4" x 4'7")

Fitted suite comprising shower cubicle, pedestal hand basin, WC, radiator and Velux window.

OUTSIDE

Enclosed rear garden, lawned, patio seating area and side access gate.

Two parking spaces to the front elevation.

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

