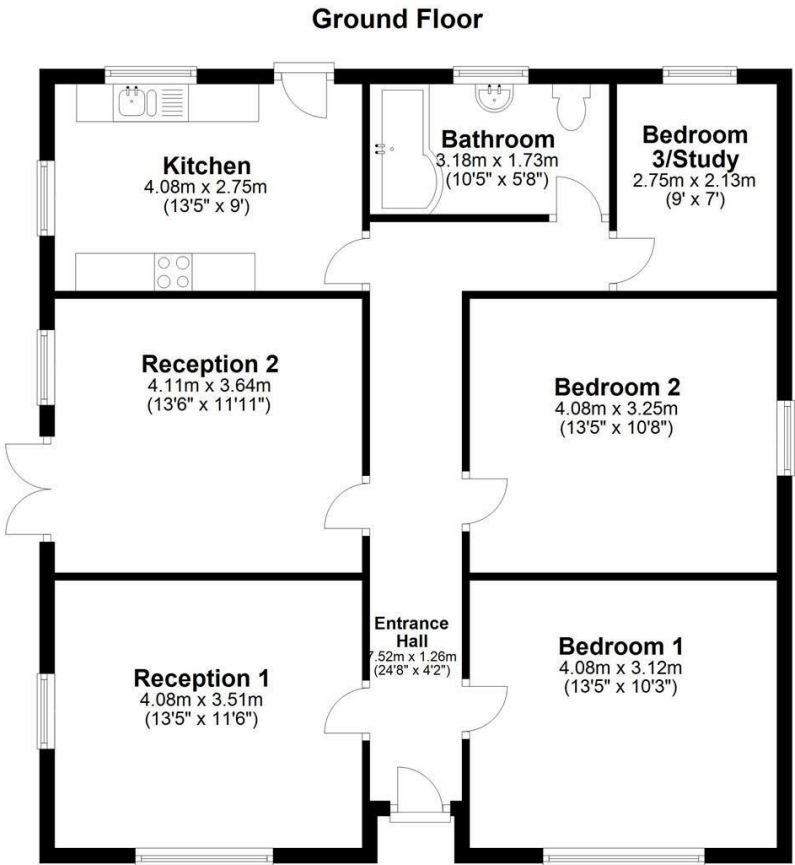




60, Garths End,
Pocklington, YO42 2JB
Guide Price £415,000



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.

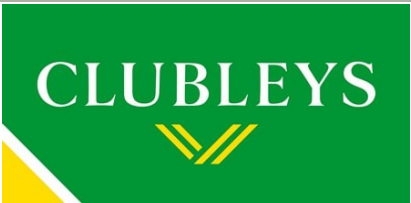
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

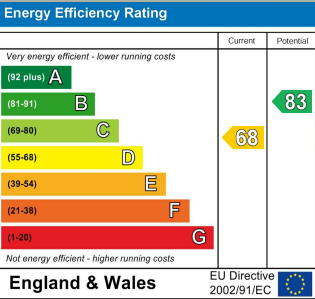
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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.

Situated in one of Pocklington's most desirable areas, this beautifully presented detached bungalow offers spacious and well appointed accommodation throughout. The property features three generously sized bedrooms, a contemporary family bathroom, two versatile receptions rooms and sits on an impressive plot.

The property also benefits from ample off street parking and a detached double garage, providing both convenience and additional storage options.

We urge you to view this spacious and deceptively good sized bungalow to fully appreciate all it has to offer.

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



www.clubleys.com



ENTRANCE HALL

1.27m x 7.59m (4'1" x 24'10")

Entered via a UPVC front entrance door, two radiator, dado rail, coving to ceiling, two wall light points and parquet flooring.

RECEPTION ONE

3.50m x 4.10m (11'5" x 13'5")

Double glazed to the front and side elevation, living flame gas fire set in feature surround, parquet flooring and coving to ceiling.

BEDROOM ONE

3.13m x 4.07m (10'3" x 13'4")

Having a double glazed window to the front elevation, radiator, coving to ceiling, recessed lighting and two double fitted wardrobes.

RECEPTION TWO

3.64m x 4.11m (11'11" x 13'5")

Having double doors having access to the side, living flame gas fire, coving to ceiling, two wall light points and parquet flooring.

BEDROOM TWO

3.28m x 4.09m (10'9" x 13'5")

Double glazed window to the side elevation, radiator and fitted cupboards.

INNER HALLWAY

Access to the loft via loft ladder which is part boarded and insulated, with light. The loft is a good size subject to the necessary planning permissions being obtained you could easily convert to a further bedroom and ensuite shower room.

BEDROOM THREE/STUDY

2.13m x 2.73m (6'11" x 8'11")

Double glazed window to the rear and side elevation, laminate flooring and radiator.

BATHROOM

1.70m x 3.18m (5'6" x 10'5")

Well equipped bathroom suite comprising P shaped bath with side shower screen and shower over, floating wash hand basin, low level WC, fully tiled, recess lighting, opaque double glazed window to the rear elevation , chrome radiator and tiled flooring.

FITTED KITCHEN

2.72m x 4.10m (8'11" x 13'5")

Fitted with well appointed floor and wall unit with work tops, oven, four ring gas hob with extractor over, gas central heating boiler in concealed cupboard, plumbing for automatic washing machine, double glazed window to the front and rear elevation with fitted shutters,

coving to ceiling, radiator, recessed lighting and rear external door.

OUTSIDE

The bungalow stands on the corner of Garths End and School Lane.

Delightful gardens with raised vegetable planter, greenhouse ,low maintenance garden to the rear elevation.

Side driveway leading to detached double garage/workshop with hard standing area, garden to rear, side and front, garden shed and outside tap. Gravelled driveway to the front elevation.

DETACHED DOUBLE GARAGE/WORKSHOP

5.01m x 6.18m (16'5" x 20'3")

Having two up and over garage doors, power and light is connected with cold water connected.

GARDEN SHED

3.59m x 2.35m (11'9" x 7'8")

Having light.

ADDITIONAL INFORMATION**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 D.

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.

