



7, Sherbuttgate Drive,
Pocklington, YO42 2ED
£270,000



Situated in the sought-after older part of the Sherbuttgate development, this semi detached bungalow has been recently refurbished including the installation of a stylish new kitchen and modern bathroom enhancing both comfort and appeal.

As you enter the property you find yourself in the hallway, two bedrooms, good sized lounge, fitted kitchen and bathroom.

Externally there is off street parking for multiple vehicles, front, rear gardens and patio seating area. Offered with the convenience of no forward of chain.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: B

SIDE ENTRANCE

2.24m max x 2.58m max (7'4" max x 8'5" max)
Entered via PVCU side entrance door having access to the loft.

BEDROOM TWO

2.79m x 2.62m (9'1" x 8'7")
Double glazed window to the front elevation and radiator.

SITTING ROOM

4.33m x 3.30m (14'2" x 10'9")
Open fire with feature surround, two wall light points, radiator and double glazed window to the front elevation.

BEDROOM ONE

3.90m x 3.27m (12'9" x 10'8")
Double glazed window to the rear elevation and radiator.

BATHROOM

1.90m x 1.68m (6'2" x 5'6")
Fitted suite comprising bath with mixer tap, side screen and shower over, pedestal hand basin, low level WC, opaque double glazed window to the side elevation, chrome radiator, fitted shelving and Ideal gas boiler in concealed cupboard.

DINING KITCHEN

3.86m x 2.64m (12'7" x 8'7")
Matching arrangement of floor and wall cupboards with working surfaces, breakfast bar, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, space for oven with extractor fan over, plumbing for washing machine. Double glazed window to the side elevation, rear entrance door, radiator and recess lighting.

OUTSIDE

Gravelled driveway to the front and side providing ample off street parking.
Enclosed rear garden with patio seating area, outside tap and apple tree.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

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

COUNCIL TAX

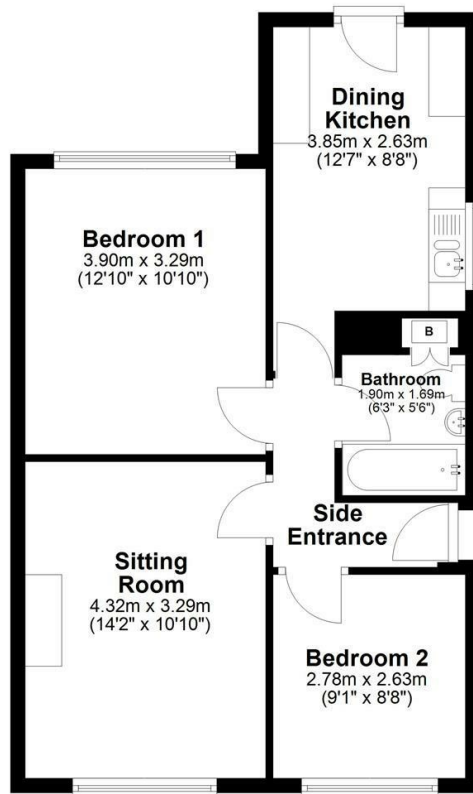
East Riding of Yorkshire Council - Council Tax Band B.

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Ground Floor



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

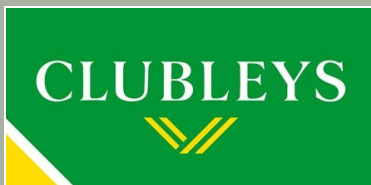
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(81-91) B		83
(69-80) C	65	
(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

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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.