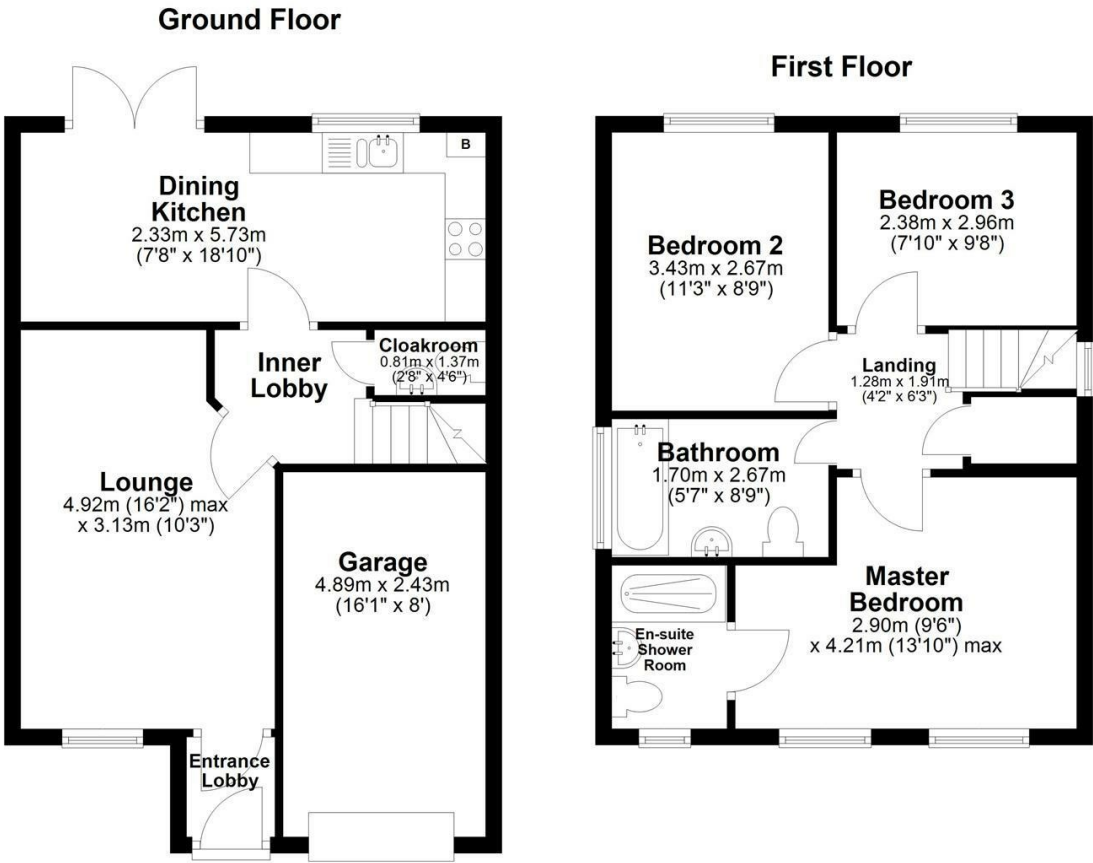




28, Derek Vivian Close,
Pocklington, YO42 2PL
£300,000



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.

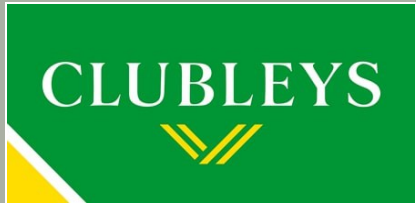
MATERIAL INFORMATION

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.

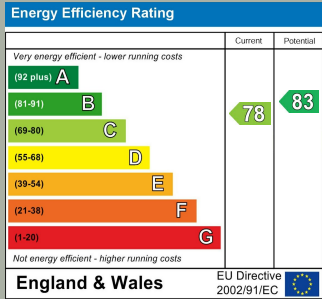
MORTGAGES

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.



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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.

Situated in a quiet cul-de-sac just a short distance from Pocklington town centre and its excellent amenities, this well presented detached house was built in 2011 by Persimmon Homes. Offering entrance lobby, comfortable sitting room, inner hallway with cloakroom/WC off, well appointed dining kitchen with double doors opening to the garden. Upstairs, you'll find three double bedrooms, with the master bedroom enjoying an en-suite shower room and a house bathroom serving the remaining rooms. Externally the property benefits from an integral garage, off street parking to the front and enclosed mature south facing garden offering a private outdoor space. An ideal purchase for a growing family or downsizer looking to be close to all the town's amenities.



www.clubleys.com



ENTRANCE LOBBY

Entered via a front entrance door.

LOUNGE

3.14m x 4.90m (10'3" x 16'0")

Having a double glazed window to the front elevation, power points and radiator.

INNER LOBBY

Stairs to the first floor accommodation and radiator.

CLOAKROOM/WC

1.37m x 0.88m (4'5" x 2'10")

Having a two piece suite comprising wash hand basin, low level WC and radiator.

DINING KITCHEN

2.31m x 5.72m (7'6" x 18'9")

Fitted with matching arrangement of floor and wall cupboards with working preparation, one and a half stainless steel sink unit with mixer tap, plumbing for automatic dishwasher and washing machine, built in electric oven, four ring gas hob, combination boiler in concealed cupboard, tiled flooring, radiator, double glazed window to the rear elevation and power points.

LANDING

1.91m x 1.29m (6'3" x 4'2")

Storage cupboard and access to the loft.

MASTER BEDROOM

2.90m x 4.21m (9'6" x 13'9")

Having two double glazed windows to the front elevation and radiator.

EN-SUITE SHOWER ROOM

1.42m x 2.07m (4'7" x 6'9")

Fitted suite comprising extra sized shower cubicle, vanity wash hand basin, low level WC, radiator and opaque double glazed window to the front elevation.

BEDROOM TWO

2.65m x 3.43m (8'8" x 11'3")

Having a double glazed window to the rear elevation, radiator and power points.

BEDROOM THREE

2.39m x 2.99m (7'10" x 9'9")

Having a double glazed window to the rear elevation, radiator and power points.

FAMILY BATHROOM

2.65m x 1.71m (8'8" x 5'7")

Fitted suite comprising bath, low level WC, pedestal wash hand basin, chrome ladder style radiator, opaque double glazed window to the side elevation and tiled flooring.

INTEGRAL GARAGE

4.89m x 2.41m (16'0" x 7'10")

Having an up and over garage door, power and light is connected, fitted storage and space for dryer.

OUTSIDE

Enclosed south facing rear garden, lawned, patio area and outside cold water tap. Driveway to the front.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

