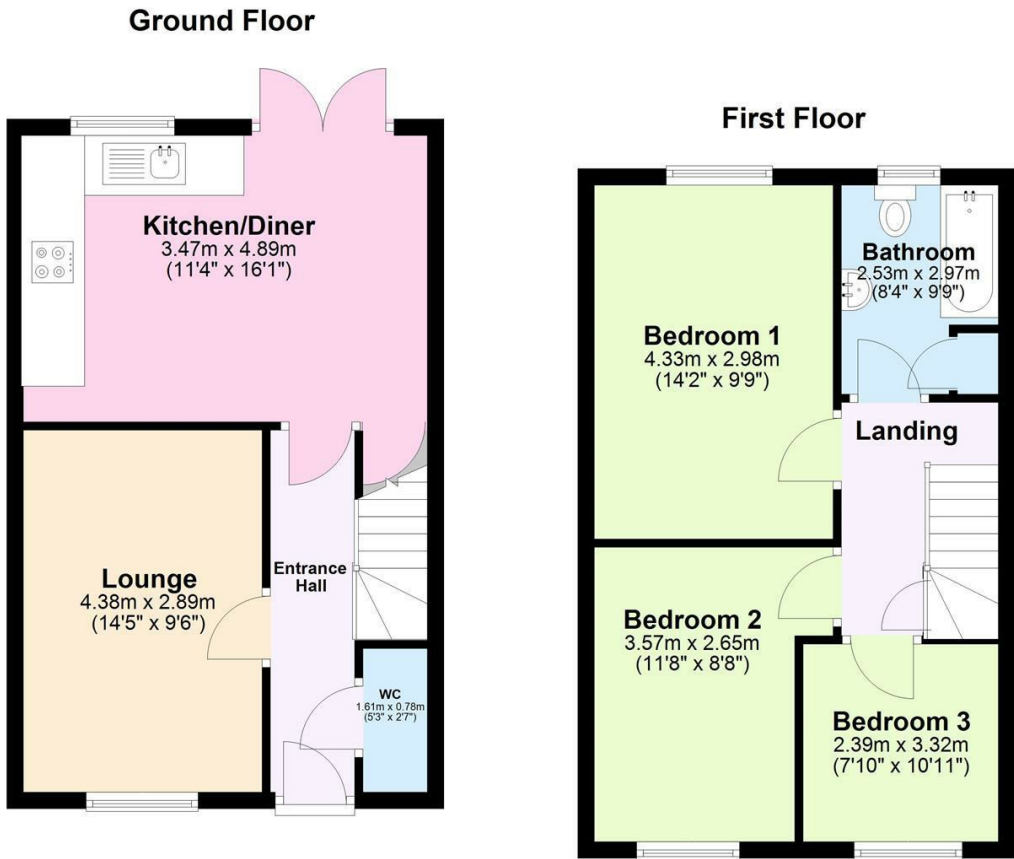




6, Frear Close,
Pocklington, YO42 2UL
£257,500



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

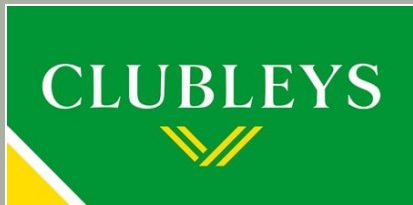
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

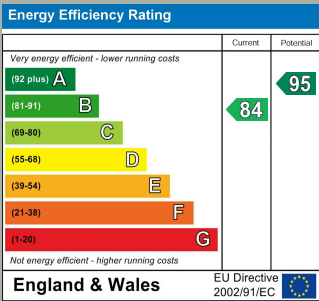
MORTGAGES

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.



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.



****INCENTIVE £10,000 ALLOWANCE TOWARDS DEPOSIT****

Built in 2022 by Harron Homes, this tastefully presented semi-detached house offers three bedrooms, a well-appointed bathroom, spacious living room and a kitchen/dining room opening onto the rear garden. The property also benefits from off-street parking for two vehicles. Ideal purchase for a variety of buyers.

We urge you to view.

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



www.clubleys.com



ENTRANCE HALL

4.41m x 1.02m (14'5" x 3'4")

Entered via a composite front entrance door, stairs to first floor accommodation, radiator and tiled flooring.

CLOAKROOM/WC

1.61m x 0.90m (5'3" x 2'11")

Low flush WC, corner wash hand basin, radiator and extractor fan.

LOUNGE

2.90m x 4.39m (9'6" x 14'4")

Double glazed window to the front elevation, radiator and wooden panelling to one wall.

DINING KITCHEN

3.49m x 5.04m (11'5" x 16'6")

Fitted with a range of wall and base units, one and half sink and drainer unit with mixer tap, four ring gas hob, electric oven with extractor hood over, built in dishwasher, fridge freezer and washing machine. Double glazed window to the rear elevation, radiator, under stairs cupboard with shelving, recessed lighting and double glazed patio doors to the rear.

LANDING

2.81m x 2.00 max (9'2" x 6'6" max)

Storage cupboard, radiator and loft access.

BEDROOM ONE

4.33m x 2.92m (14'2" x 9'6")

Double glazed window to the rear elevation, two wall light points and radiator.

BEDROOM TWO

2.65m x 3.56m excluding door recess (8'8" x 11'8" excluding door recess)

Double glazed window to the front elevation and radiator.

BEDROOM THREE

2.31m x 2.39m (7'6" x 7'10")

Double glazed window to the front elevation and radiator.

BATHROOM

1.97m x 2.55m (6'5" x 8'4")

Fully tiled, bath with shower over, wash hand basin, low flush WC, radiator, opaque double glazed window to the rear, extractor fan, cupboard with hanging rail.

OUTSIDE

Two parking spaces to the front of the property. To the rear there is a fully enclosed garden laid to lawn with two paved seating areas, garden shed and outside tap.

ADDITIONAL INFORMATION;

There is a maintenance fee associated with this property.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

SERVICES

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

APPLIANCES

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

