

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.

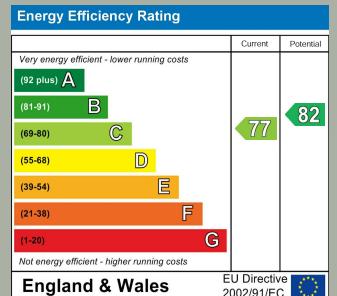
MORTGAGES

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.

ENTRANCE HALL

1.75m x 4.23m (5'8" x 13'10")
 Entered via a composite front entrance door, laminate flooring, stairs leading to first floor accommodation and under stairs cupboard.

SITTING ROOM

3.51m x 4.16m (11'6" x 13'7")
 Living flame gas fire in Adam style surround, radiator, coving to the ceiling, laminate flooring, sliding door to the rear elevation and double glazed window to the rear elevation.

KITCHEN

3.25m x 2.53m (10'7" x 8'3")
 Range of floor and wall cupboards with working surfaces incorporating one and a half stainless steel sink unit, electric hob, built in electric oven, plumbing for a washing machine and dishwasher. Double glazed window to the rear elevations and radiator.

DINING ROOM

2.55m x 4.60m (8'4" x 15'1")
 Double glazed window to the front elevation, laminate flooring and radiator.

LANDING

5.13m x 1.12m (16'9" x 3'8")
 Access to the loft, cupboard with hanging rail.

BEDROOM ONE

2.55m x 3.49m (8'4" x 11'5")
 Velux window, radiator and cupboard with hanging rail.

BEDROOM TWO

4.25m x 2.37m extending to 4.24m (13'11" x 7'9"
 extending to 13'10")
 Double glazed window to the front elevation, radiator and cupboard with hanging rail.

BEDROOM THREE

3.35m x 2.26m (10'11" x 7'4")
 Double glazed window to the rear elevation, radiator and laminate flooring.

BEDROOM FOUR

1.81m x 3.37m (5'11" x 11'0")
 Double glazed window to the rear elevation, radiator and cupboard with hanging rail.

FAMILY BATHROOM

3.10m x 2.54m (10'2" x 8'3")
 Fitted suite comprising bath with mixer tap and shower over, side screen, pedestal hand basin, low flush WC and chrome radiator.

OUTSIDE

Low maintenance rear garden, enclosed. Parking for up to three cars to the front of the property.

INTEGRAL GARAGE

2.38m x 4.80m (7'9" x 15'8")
 Up and over door, outside cold water tap, power and light is connected and gas combination heating boiler.

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 C.

