

1, Parisi Way,
Pocklington, YO42 2TG
£255,000



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	

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.

A well presented three bedroom semi detached house built by Mulgrave is ideal for first time buyers, growing family, investors or downsizers. This well planned accommodation comprises entrance hall, cloakroom/w.c, sitting room, dining kitchen with patio doors leading to garden. On the first floor lies a master bedroom, two further bedrooms and house bathroom.

Externally, there is a fully enclosed rear garden with patio seating area with two of street parking spaces to side.

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



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ENTRANCE HALL

5.16m x 1.35m (16'11" x 4'5")
Entered via front entrance door, storage cupboard, radiator, stairs to first floor.

CLOAKROOM

1.81m x 0.88m (5'11" x 2'10")
Fitted Suite comprising low flush WC, corner hand basin, part tiled walls, tiled flooring, radiator.

SITTING ROOM

4.92m x 2.79m (16'1" x 9'1")
Double glazed window to front, radiator.

KITCHEN

4.90m x 3.13m (16'0" x 10'3")
Fully fitted with range of wall and floor units with upstand work surfaces. electric cooker & hob with extractor over, integrated fridge, freezer and dishwasher, stainless steel sink unit, tiled flooring, Ideal wall mounted combi boiler, Upvc double glazed window to rear, Upvc French doors to rear garden.

LANDING

Access to loft, storage cupboard.

BEDROOM ONE

3.82m x 3.15m (12'6" x 10'4")
Upvc double glazed window to rear, radiator, storage cupboard with hanging rail.

BEDROOM TWO

3.65m max x 2.73m (11'11" max x 8'11")
Upvc double glazed window to rear, radiator.

BEDROOM THREE

2.58m x 2.12m (8'5" x 6'11")
Upvc double glazed window to rear, radiator.

BATHROOM

Comprising low flush WC, bath with shower over, hand basin, tiled floor, part tiled walls, recessed ceiling lighting, chrome ladder style radiator.

OUTSIDE

Fully enclosed rear garden with patio seating area with two off street parking spaces to side.

ADDITIONAL INFORMATION

Please note there is a maintenance charge associated with this property.

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

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

MAINTENANCE FEES

There is a service charge associated with this property.

COUNCIL TAX BAND

East Riding of Yorkshire Council Band C.

