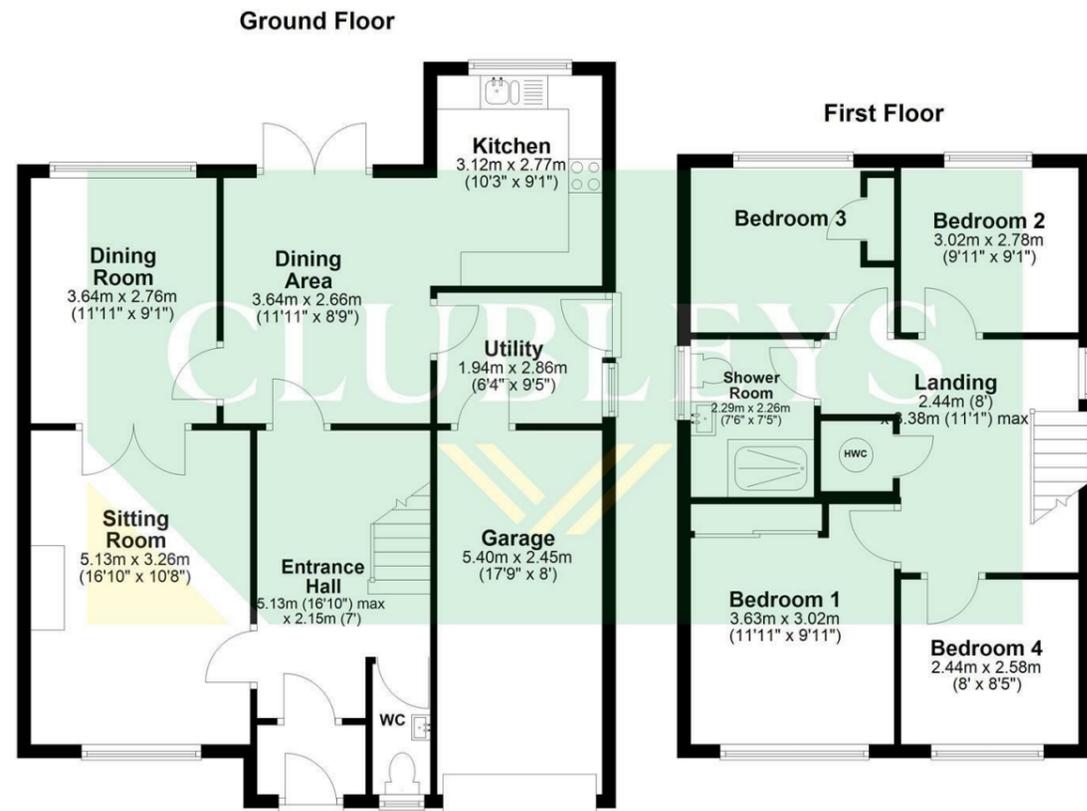




4, Sherbuttgate Road South,  
Pocklington, YO42 2XB  
Offers In The Region Of £375,000



**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.

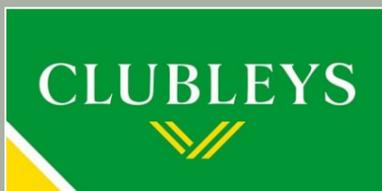
**MATERIAL INFORMATION**

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](mailto: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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(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 wonderful opportunity to acquire this well-appointed detached family home, ideally situated on the edge of the ever-popular Sherbuttgate residential area.

This well-loved home offers spacious and well-balanced accommodation throughout. The ground floor comprises an inviting entrance hall with a useful downstairs WC, a comfortable sitting room opening through to the dining room — perfect for family living and entertaining — and a good-sized dining kitchen fitted with a range of cupboards.

A particularly generous utility room provides excellent additional storage and workspace with a personal door giving access to the garage.

To the first floor are four well-proportioned bedrooms and a well-equipped shower room.

Outside, the property benefits from a really private garden, offering a lovely space to relax and enjoy outdoor living.

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



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**ENTRANCE LOBBY**

Entered via a composite front entrance door.

**ENTRANCE HALL**

2.14m x 5.14m (7'0" x 16'10" )

Stairs to the first floor accommodation, three wall light points and radiator.

**CLOAKROOM/WC**

0.86m x 1.95m (2'9" x 6'4" )

Fitted with low level WC, hand basin, chrome radiator, Karndean flooring and opaque double glazed window to the front elevation.

**SITTING ROOM**

3.25m x 5.13m (10'7" x 16'9" )

Electric fire with oak surround and hearth, coving to the ceiling, TV and phone point, radiator, double glazed window to the front elevation and double doors leading to the dining room.

**DINING ROOM**

2.76m x 3.47m (9'0" x 11'4" )

Double glazed window to the rear elevation, coving to the ceiling and a radiator.

**KITCHEN/ DINING AREA**

3.12m x 5.74m (10'2" x 18'9" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating ceramic sink, integrated double oven, hob with extractor fan over, integrated fridge. Gas central heating boiler, tiled flooring with electric under floor heating, radiator, double patio doors to the rear elevation and double glazed window to the rear elevation.

**UTILITY/SIDE ENTRANCE**

2.86m x 1.94m (9'4" x 6'4" )

Plumbing for a washing machine, tiled flooring, fitted cupboard, extractor fan and personal door leading to the garage.

**INTEGRAL GARAGE**

2.45m x 5.40m (8'0" x 17'8" )

Having remote control door, arrangement of wall mounted storage cupboards, with power and light is connected and partly boarded loft space.

**LANDING**

2.44m x 3.37m (8'0" x 11'0" )

Airing cupboard with hot water cylinder, one wall light point, ceiling light point, dado rail, access to the loft

which is boarded and double glazed window to the side elevation.

**BEDROOM ONE**

3.02m x 3.63m (9'10" x 11'10" )

Fitted wardrobes, radiator and double glazed window to the front elevation.

**BEDROOM TWO**

2.44m x 2.79m (8'0" x 9'1" )

Double glazed window to the rear elevation and a radiator.

**BEDROOM THREE**

2.78m x 3.02m (9'1" x 9'10" )

Fitted wardrobe, radiator and double glazed window to the rear.

**BEDROOM FOUR**

2.43m x 2.59m (7'11" x 8'5" )

Double glazed window to the front elevation and a radiator.

**SHOWER ROOM**

2.29m x 2.26m (7'6" x 7'4" )

Fitted suite comprising walk in shower, high level WC, hand basin, chrome radiator, and opaque double glazed window to the side elevation.

**OUTSIDE**

Gravelled driveway to the front of the property, offering convenient off street parking.

Enclosed garden to the rear, laid to lawn with established hedge borders, and a range of flowers and shrubs. The garden also benefits from an outside tap and a garden shed for additional storage.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band D.

