

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>

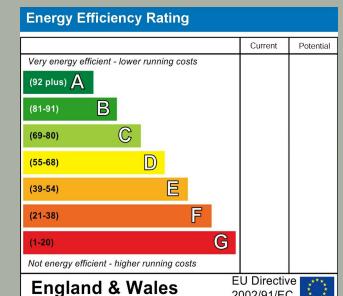
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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.



Beautifully presented, this appealing home is ideally suited to first-time buyers, downsizers or small families. The property offers a side entrance lobby, a well-appointed fitted kitchen with coordinated wall and base units and a welcoming front-facing lounge.

The first floor provides three bedrooms and a family bathroom. Outside, the property enjoys pleasant gardens, parking for two cars and the convenience of an EV charging point.

Close to Pocklington Town Centre and all its amenities.

WE URGE YOU TO VIEW.

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

**SIDE ENTRANCE LOBBY**

0.89m x 0.81m (2'11" x 2'7")
 Entered via a UPVC side entrance door, under stairs cupboard and radiator.

KITCHEN/DINER

4.55m x 2.68m (14'11" x 8'9")
 Matching arrangement of floor and wall cupboards, working surfaces incorporating Hotpoint hob with extractor hood over, composite sink unit with mixer tap, integrated appliances including dishwasher and electric oven, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to the rear elevation, PVCU sliding door to the rear elevation, coving to the ceiling, laminate flooring, radiator and gas central heating boiler in concealed cupboard.

Opening to;

SITTING ROOM

3.55m x 4.25m (11'7" x 13'11")
 Two double glazed window to the front elevation, laminate flooring, coving to the ceiling and a radiator.

LANDING

2.27m x 1.88m (7'5" x 6'2")
 Double glazed window to the side elevation, coving to the ceiling and access to the loft which is boarded and has light.

BEDROOM ONE

3.44m x 2.60m (11'3" x 8'6")
 Double glazed window to the rear elevation, coving to the ceiling and a radiator.

BEDROOM TWO

2.17m x 3.59m (7'1" x 11'9")
 Double glazed window to the front elevation, coving to the ceiling and a radiator.

BEDROOM THREE

2.29m x 2.06m (7'6" x 6'9")
 Built in bed, radiator, coving to the ceiling and double glazed window to the front elevation.

BATHROOM

2.44m x 1.88m (8'0" x 6'2")
 Fitted suite comprising P shaped bath, vanity hand basin, low flush WC, shaver point, part tiled walls, radiator, coving to the ceiling, extractor fan and cupboard housing hot water cylinder.

OUTSIDE

Fully enclosed rear garden which is mainly laid to lawn, with patio seating area and garden shed. Driveway to the front of the property providing off street parking and EV charging point.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

