CLUBLEYS

# Kingsville, Plot 182, Herring Avenue, York, Pocklington, YO42 1BP

## £300,000







Available with PART EXCHANGE GUARANTEE PLUS STAMP DUTY PAID* and UPGRADES WORTH £14,580.

Discover the best of flexible three storey living in your new energy efficient Kingsville home. It features an open-plan kitchen/dinner and study.

On the first floor, retreat to your spacious main bedroom with en suite and lounge.

Upstairs you will find a second double bedroom a single bedroom and family bathroom.

Tenure: Freehold
BAND: New Build

**ENTRANCE HALL**

**STUDY/BEDROOM 4**
6'1" x 8'11"

**CLOAKROOM/W.C**
2'9" x 5'0"

**KITCHEN**
6'1" x 10'0"

**FAMILY/LIVING AREA**
3.89m x 4.75m (12'9" x 15'7)

**FIRST FLOOR LANDING**

**LOUNGE**
12'11" x 11'10"

**BEDROOM 1**
12'9" x 9'10"

**ENSUITE SHOWER ROOM**
5'1" x 7'1"

**SECOND FLOOR LANDING**

**BEDROOM 2**
12'11" x 11'5"

**BEDROOM 3**
12'11" x 10'11"

**BATHROOM**
5'7" x 6'5"

**ADDITIONAL INFORMATION**
There is a management fee associated with this property.

Please note some of the photographs are of the show home.
UPGRADES
• Kitchen upgrade - £1684
• Flooring - £9496
• Spotlights – £720
• Chrome tile trim – £300
• Outside tap – £265
• Shower over bath - £2000
• Entrance matt - £115
• TOTAL = £14,580

**SERVICES**
Air Source Heat Pump, Mains Water, Electricity, and Drainage.

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

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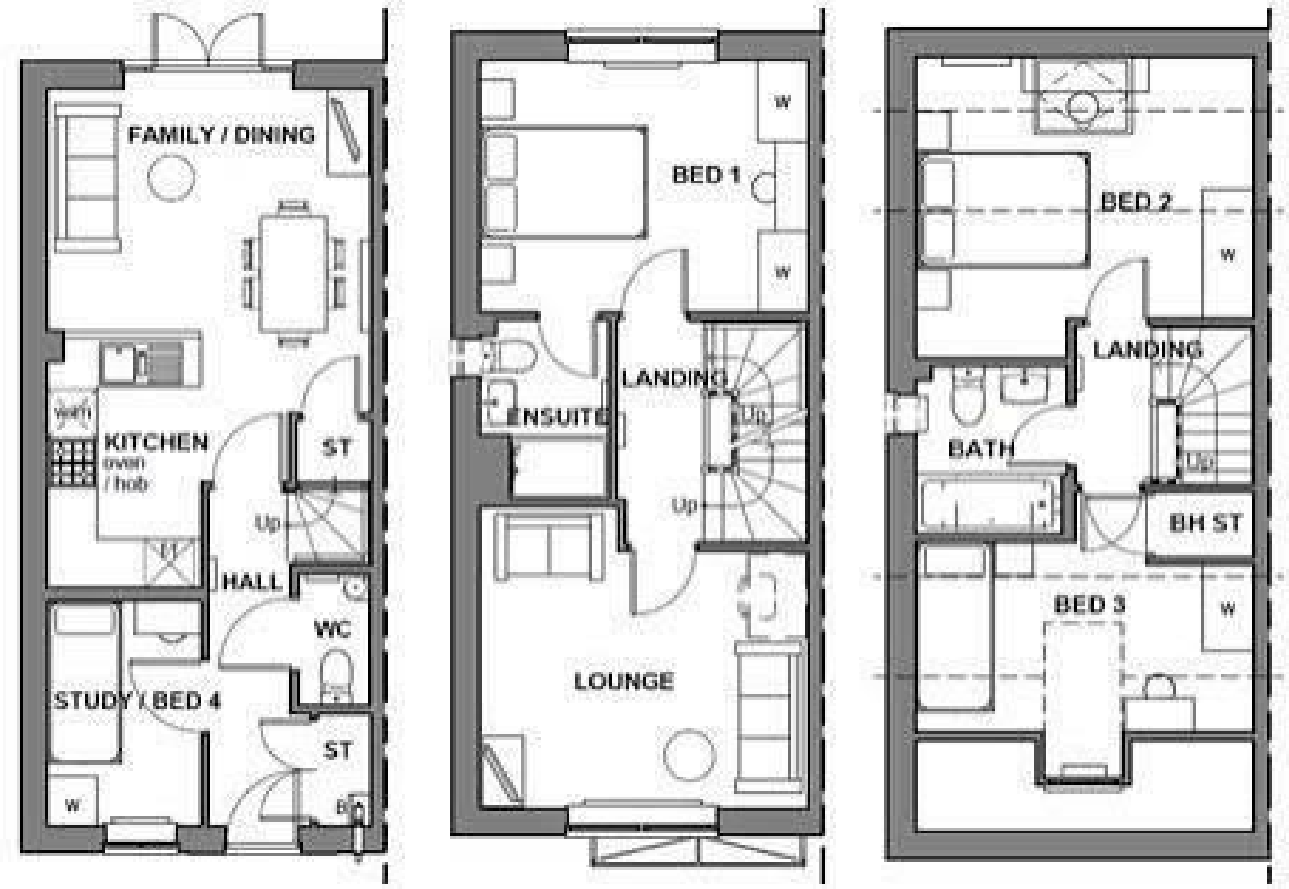









Estate Agents | Lettings Agents | Chartered Surveyors




**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.

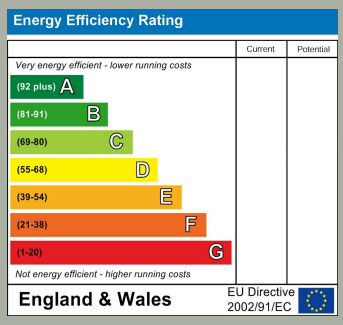
**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by 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.

**AML Obligations**
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.