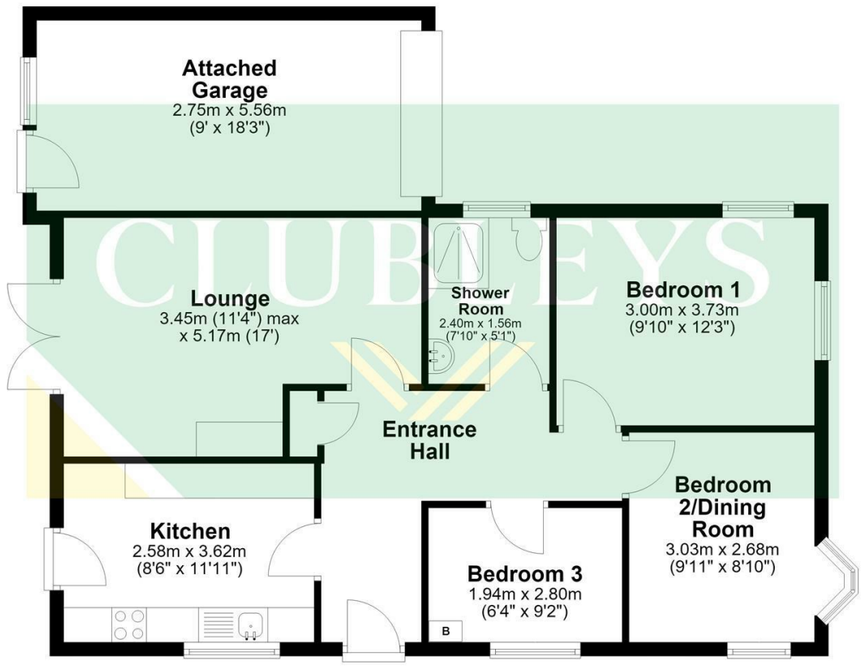
Ground Floor



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.

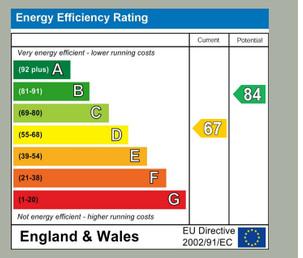
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

CLUBLEYS

10, Rowan Court, Pocklington, YO42 2GF
£285,000







Enjoy easy, single-storey living with a lovely garden and Pocklington town centre within easy reach.

Occupying a desirable corner position on the popular Broadmanor development, this three-bedroom link-detached bungalow offers comfortable, well-proportioned accommodation. The spacious sitting room features double doors opening onto the garden, creating a lovely connection between indoor and outdoor living. A recently re-fitted kitchen, three bedrooms and a walk-in shower room complete the accommodation. Outside, attractive, well-maintained gardens are complemented by an attached garage and driveway providing off-street parking.

With Burnby Hall Gardens, shops and local amenities nearby, this home offers both convenience and a desirable setting.

Could this be the bungalow you've been looking for? Arrange your viewing and see its appeal for yourself.

Freehold. East Riding of Yorkshire Council – Council Tax Band C.

rightmove www.clubleys.com ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

ENTRANCE HALL
2.71m x 1.19m (8'10" x 3'10")
Entered via a front entrance door and a radiator.

KITCHEN
2.60m x 3.62m (8'6" x 11'10")
Fitted wall and base units with working surfaces, stainless steel sink unit with mixer tap, newly fitted eye level electric cooker, four ring gas hob with extractor fan over, integrated fridge/freezer, and a dishwasher. Double glazed window to the front and side elevation, and rear external door.

INNER HALLWAY
1.56m x 4.15m (5'1" x 13'7")
Access to loft half boarded with pull down ladder and light, storage cupboard.

LOUNGE
3.45m x 5.17m (11'3" x 16'11")
A lovely light and airy room having a living flame gas fire in feature surround, double radiator, further radiator, and double doors to the side elevation.

BEDROOM ONE
3.00m x 3.73m (9'10" x 12'2")
Double glazed window to the front and side elevation and radiator.

DINING ROOM/BEDROOM TWO
2.68m x 3.03m (8'9" x 9'11")
Double glazed window to the front and side elevation and a radiator.

BEDROOM THREE
2.80m x 1.94m (9'2" x 6'4")
Double glazed window to the front elevation, wall mounted ideal gas boiler and radiator.

SHOWER ROOM
1.56m x 2.40m (5'1" x 7'10")
Fitted suite comprising walk in shower, low level WC, pedestal hand basin, chrome radiator, and a opaque double glazed window to the side elevation.

ATTACHED GARAGE
2.75m x 5.55m (9'0" x 18'2")
Having a up and over door, power and light is connected, plumbing for a washing machine, hot and cold water tap, opaque double glazed window to the rear elevation, and rear personal door.

OUTSIDE
Fully enclosed rear garden occupying a corner plot, mainly laid to lawn with attractive borders and a pleasant seating area.

A driveway to the rear of the property provides off-street parking and leads to the attached garage.

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 C.

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 and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the 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.



