CLUBLEYS

6, Sandstock Road, Pocklington, YO42 2HN

£435,000

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ABOUT THE PROPERTY

6 Sandstock Road was built in the 1940's and is situated in a highly regarded residential area and offers an exciting opportunity for its next owners to create their ideal home.

This much-loved family property has been well cared for over the years and is now ready for a new chapter. There is excellent potential to extend to the side, subject to the necessary planning consents, or to reconfigure the existing accommodation by opening the kitchen into the dining room or incorporating part of the garage to create a larger kitchen and family living space.

Standing within lovely mature gardens, this home offers well-proportioned accommodation throughout. The ground floor comprises an entrance hall, sitting room, kitchen, dining room and a double garage.

To the first floor are three bedrooms and a family bathroom.

Offering plenty of scope for improvement and personalisation, this charming home presents a fantastic opportunity for buyers looking to put their own stamp on a property in a sought-after location.

Tenure: Freehold. East Riding of Yorkshire Council BAND: E

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ENTRANCE PORCH/SUN ROOM
6.62m x 2.50m (21'8" x 8'2")
Entered via a UPVC front entrance door, having double glazed windows to the front and side elevation, double doors leading to the lounge and further opaque double doors leading to the entrance hall.

ENTRANCE HALL
2.97m x 3.88m (9'8" x 12'8")
Under stairs cupboard with double glazed window to the rear elevation, coving to the ceiling, radiator and stairs to the first floor accommodation.

CLOAKROOM/WC
0.89m x 1.94m (2'11" x 6'4")
Fitted suite comprising hand basin, low flush WC, extractor fan, part tilled walls, tiled flooring and a opaque double glazed window to the rear elevation.

SITTING ROOM
4.70m x 3.63m (15'5" x 11'10")
Gas fire, four wall light points, coving to the ceiling, double radiator, sliding doors to the rear elevation with double glazed windows to either side.

DINING ROOM
3.92m x 3.59 excluding bay (12'10" x 11'9" excluding bay)
Bay double glazed window to the front elevation, electric fire, coving to the ceiling and radiator.

KITCHEN
3.01m x 3.66m (9'10" x 12'0")
Matching arrangement of floor and wall cupboards, working surfaces incorporating sink unit with mixer tap, space for cooker with extractor fan above, and a larder cupboard with fitted shelving (0.87m x 1.26m). Double glazed window to the rear elevation, recess lighting, coving to the ceiling and radiator.

SIDE ENTRANCE
0.97m x 0.87m (3'2" x 2'10")
Storage cupboard.

INTEGRAL DOUBLE GARAGE
6.18m x 7.17m (20'3" x 23'6")
Electric up and over door, with personal UPVC door to the front and rear, having power and light, floor and wall cupboards with working surfaces, plumbing for a washing machine and opaque sealed unit windows to the front.

LANDING
4.84m x 4.72m (15'10" x 15'5")
A range of fitted cupboards to one wall, storage cupboard housing a wall mounted Worcester gas boiler, further cupboard housing the hot water cylinder, coving to the ceiling, opaque double glazed window to the rear elevation and further double glazed window to the front elevation.

BEDROOM ONE
3.63m x 4.69m (11'10" x 15'4")
Fitted wardrobes, bedside tables and vanity unit, two double radiators, coving to the ceiling, double glazed window to the front and rear elevation.

BEDROOM TWO
3.62m x 3.91m (11'10" x 12'9")
Bay window to the front elevation, pedestal hand basin, coving to the ceiling and radiator.

BEDROOM THREE
3.65m x 2.23m (11'11" x 7'3")
Fitted wardrobes, radiator, coving to the ceiling, double glazed windows to the side and rear elevation.

BATHROOM
2.72m x 2.63m (8'11" x 8'7")
Fitted suite comprising bath, shower cubicle, low flush WC, pedestal hand basin, extractor fan, recess lighting, coving to the ceiling, fully tiled walls, opaque double glazed window to the rear elevation, and access to the loft which is boarded and has light via a ladder.

OUTSIDE
Fully enclosed rear garden, mainly laid to lawn with paved patio seating area, variety of plants, and outside tap.
To the front of the property is a paved driveway leading to the garage and a lawned front garden with hedge boundary.

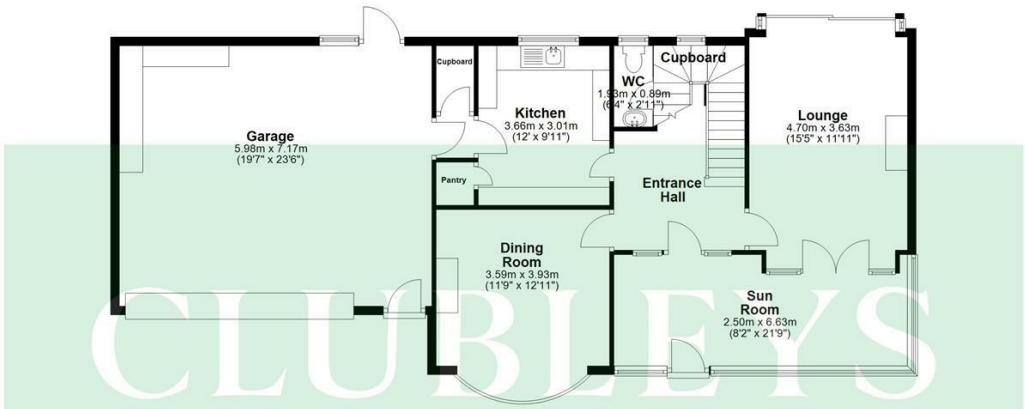
ADDITIONAL INFORMATION

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

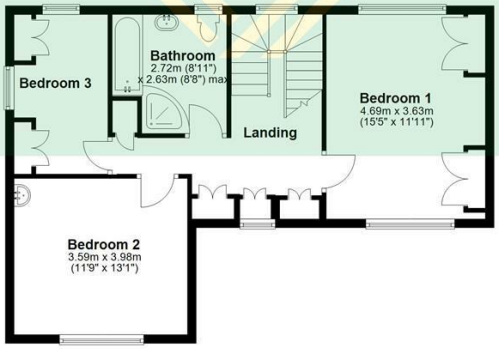
SERVICES
Mains Gas, Water, Electricity and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band E.

Ground Floor



First Floor



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.

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.

CLUBLEYS

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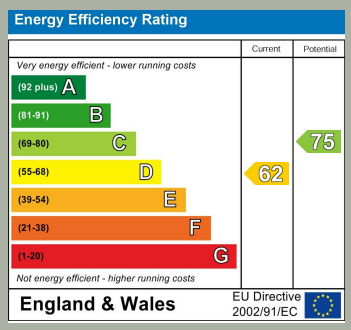

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.