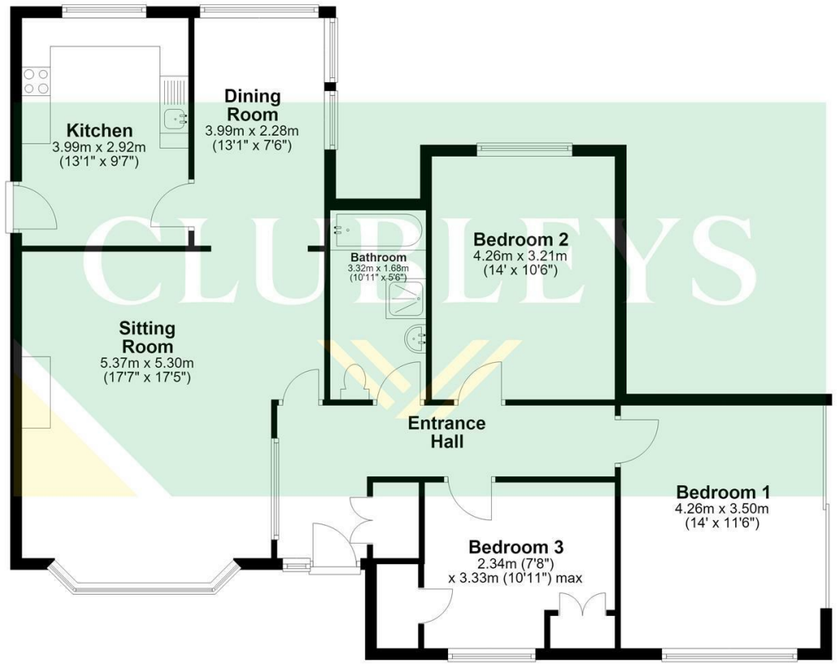
Ground Floor



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.

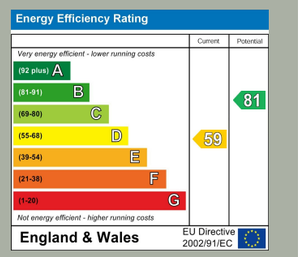
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

11, Burnby Lane, Pocklington, YO42 2QB
£525,000



Located just a short walk from the centre of Pocklington, this three-bedroom detached bungalow occupies a substantial corner plot with full planning permission already granted for the construction of two additional detached homes. Planning application number 24/00787/PLF
Designed to complement the surrounding area, the approved houses reflect the character of the Victorian properties opposite. All three homes will benefit from generous gardens, off-street parking and well-proportioned accommodation. Opportunities like this rarely come to market, making it an ideal purchase for developers, investors or anyone looking to undertake their first development project.
The approved Development Plot 1 (approximately 1,050 sq ft), Plot 2 (approximately 1,220 sq ft):
Existing Bungalow
Planning permission has also been granted for the construction of a new garage to serve the retained bungalow.

For further details please contact the sole selling agent.

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

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: D

clubleys.com

ENTRANCE HALL
1.90m x 2.67m (6'2" x 8'9")
Entered via a UPVC front entrance door, having a storage cupboard, double radiator, and access to the loft.

SITTING ROOM
5.34m x 5.37m narrowing to 4.37m (17'6" x 17'7" narrowing to 14'4")
Bay double glazed window to the front elevation, wall mounted gas fire, coving to the ceiling, two wall light points, and a double radiator.

DINING ROOM
3.99m x 2.28m (13'1" x 7'5")
Double glazed window to the rear and side elevation, three wall light points, coving to the ceiling, and a radiator.

KITCHEN
3.95m x 2.92m (12'11" x 9'6")
Matching arrangement of floor and wall cupboards, working surfaces incorporating induction hob with extractor fan above, stainless steel sink unit, integrated Neff oven. Laminate flooring, radiator, and double glazed window to the rear elevation.

BEDROOM ONE
4.28m x 3.30m (14'0" x 10'9")
Double glazed window to the front elevation, double radiator, and sliding patio doors to the rear elevation.

BEDROOM TWO
4.26m x 3.21m (13'11" x 10'6")
Double glazed window to the rear elevation and a radiator.

BEDROOM THREE
3.34m x 2.34m (10'11" x 7'8")
Fitted wardrobes with drawers and a desk, further storage cupboard, radiator, and double glazed window to the front elevation.

BATHROOM
3.35m x 1.68m (10'11" x 5'6")
Fitted suite comprising panelled bath, separate shower cubicle, WC, pedestal hand basin. fully tiled, shaver point, and opaque double glazed window to the rear elevation.

ADDITIONAL INFORMATION;
Plot 1 (circa 1,050 sqft) - living room, open plan kitchen/diner, cloakroom with w/c, three double bedrooms, an en-suite and a family bathroom.
Plot 2 (circa 1,220 sqft) living room, open plan kitchen/diner, garden room, cloakroom with w/c, three double bedrooms, an en-suite and a family bathroom.
Existing bungalow – permission granted for the erection of a new garage.

SERVICES
Mains water, gas, electricity and drainage.

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

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

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