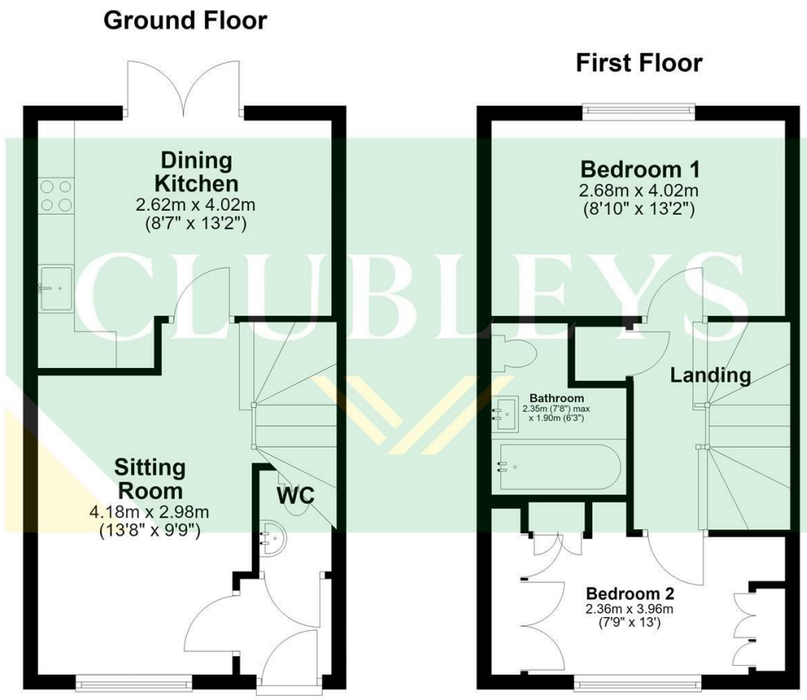


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

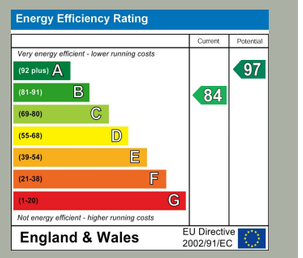
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

6, Hackney Chase, Pocklington, YO42 2YA
£232,000







Modern living, an east-facing garden and a home that's ready to enjoy from day one.

Beautifully presented throughout, this two-bedroom home forms part of Bellway Homes' sought-after Artisan Collection, combining contemporary design with everyday practicality.

The welcoming lounge offers a comfortable space to unwind, while the modern dining kitchen provides the perfect setting for everyday living and entertaining, with direct access to the east-facing garden.

Upstairs, two generous double bedrooms are complemented by a stylish family bathroom.

Perfectly suited to first-time buyers, downsizers or investors, the property also benefits from two allocated parking spaces.

A home that's easy to picture yourself living in. Arrange your viewing and discover it for yourself.

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

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
1.27m x 1.18m (4'1" x 3'10")
A most welcoming entrance hall into this splendid house, entered via a front entrance door and a radiator.

CLOAKROOM/W.C
1.00m x 1.45m (3'3" x 4'9")
Fitted suite comprising Roca hand basin and WC, Moduleo wood effect flooring and a radiator.

SITTING ROOM
4.16m x 2.97m extending to 4.06m (13'7" x 9'8" extending to 13'3")
Double glazed window to the front elevation, radiator and stairs to the first floor accommodation.

DINING KITCHEN
4.06m x 3.36 (13'3" x 11'0")
Matching arrangement of floor and wall cupboards, granite working surfaces incorporating one and a half stainless steel sink unit, AEG induction hob with Zanussi extractor hood above, integrated Zanussi electric oven and plumbing for a washing machine. Ideal gas boiler in concealed cupboard, recess lighting, Moduleo wood effect flooring, and double doors to the rear elevation with fitted blinds.

LANDING
2.04m x 2.90m (6'8" x 9'6")
Storage cupboard, radiator and access to the loft.

BEDROOM ONE
4.03m x 2.69m (13'2" x 8'9")
Fitted drawers, double glazed window to the rear elevation and a radiator.

BEDROOM TWO
2.39m x 3.97m (7'10" x 13'0")
Fitted wardrobes and cupboards, double glazed window to the front elevation and a radiator.

BATHROOM
2.36m x 1.88m (7'8" x 6'2")
Fitted suite comprising bath with mixer tap and shower over, Roca hand basin and low flush WC, recess lighting, Moduleo wood effect flooring, and a chrome radiator.

OUTSIDE
To the rear, the property enjoys a fully enclosed, east-facing garden featuring an attractive Indian stone patio, perfect for outdoor dining, entertaining or simply relaxing. A variety of established plants add colour, creating an inviting outdoor space. Further benefits include a useful garden shed, outside tap and electric sockets.

To the front, a block paved driveway provides convenient off-road parking for two vehicles.

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

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

SERVICES
Mains gas, water, electricity and drainage. Full fibre broadband.

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



