

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.

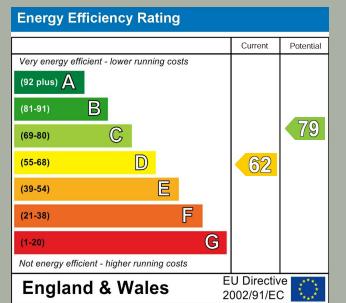
MORTGAGES

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.



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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.



Standing in a prominent cul-de-sac location, close to Pocklington Town Centre and all the amenities. This deceptive and spacious DETACHED BUNGALOW offers entrance hall, cloakroom/w.c, separate sitting and dining room, two double bedrooms, recently fitted shower room, fitted kitchen and utility. There is potential to convert the loft subject to the necessary planning permission being obtained. Good sized driveway leading to garage, front and rear gardens.

Lovely views overlooking fields. This is a chain free property and we urge to view this spacious bungalow.

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

**ENTRANCE HALL**

2.90m x 3.12m (9'6" x 10'2")
 Entered via side composite door, radiator, coving
 access to loft with detachable ladder and light. There
 is scope to extend into the loft space subject to
 necessary planning permissions being obtained.

CLOAKROOM/WC

0.89m x 2.50m (2'11" x 8'2")
 Low level WC, wash hand basin and extractor fan.

BEDROOM ONE

3.75m x 5.11 (12'3" x 16'9")
 Double glazed window to the front elevation, radiator
 and two wall light points.

DINING ROOM

3.11m x 4.00m (10'2" x 13'1")
 Double glazed window to the side elevation with
 views overlooking fields, radiator, serving hatch,
 ceiling coving and sliding door to:

SITTING ROOM

5.12m x 4.00m (16'9" x 13'1")
 Double glazed bay window to the front elevation,
 electric fire in stone surround, ceiling coving, two wall
 light points and radiator.

SHOWER ROOM

2.08m x 2.67m (6'9" x 8'9")
 Recently fitted walk in shower with Mira power
 shower, low flush WC, wash hand basin, opaque
 double glazed window to the side elevation, chrome
 ladder radiator and ceiling spotlights.

BEDROOM TWO

4.16m x 3.15m (13'7" x 10'4")
 Double glazed window to the rear elevation, radiator
 and fitted wardrobe.

FITTED KITCHEN

3.30m x 3.59m (10'9" x 11'9")
 Fitted with a range of wall and base units, working
 surfaces, stainless steel sink and drainer with mixer
 tap, eye level electric oven, 4 ring electric hob with
 extractor hood over, built in microwave, fridge freezer
 and dishwasher, double glazed window to the side,
 radiator and serving hatch.

UTILITY ROOM

1.97m x 3.60m (6'5" x 11'9")
 Fitted with wall and base units, stainless steel sink

unit, plumbing for washing machine and wall mounted
 central heating boiler, double glazed window to the
 rear elevation and rear external door.

GARAGE

3.46m x 5.32m (11'4" x 17'5")
 Up and over garage door, power and light and side
 personal door.

OUTSIDE

A long driveway leads to the garage, with a neat front
 lawn bordered by a delightful mix of perennial plants
 and ornamental shrubs that bring colour and texture
 throughout the seasons. The rear garden feels like a
 private oasis featuring a lawn, seating area perfect for
 morning coffee or evening unwinding, beautiful rose
 bushes surrounded by a cheerful display of blooming
 flowers.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage. Telephone
 connection subject to renewal with British Telecom.

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band
 D

