

11, Maxwell Road,
Pocklington, YO42 2HE
£375,000



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

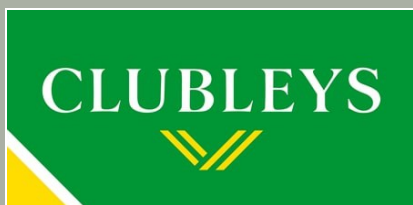
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

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ZOOPLA

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, eve level electric over, 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

