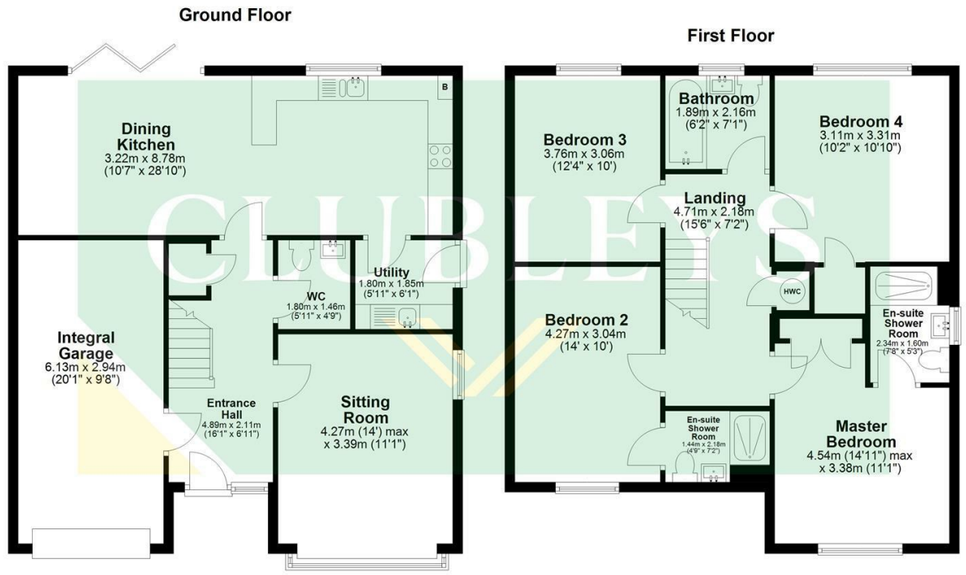


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

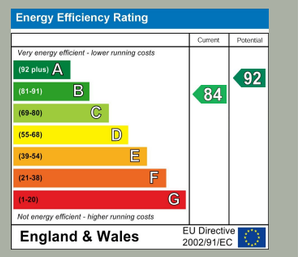
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
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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

4, Giles Garth, Pocklington, YO42 2TY
£445,000







Built by the highly regarded Bovis Homes, this immaculately presented four bedroom detached family home occupies a tucked away position at the end of a peaceful cul-de-sac, backing directly onto a woodland area and offering an attractive combination of privacy and convenience.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, cloakroom/WC, a stylish sitting room featuring a contemporary media wall, and a superb dining kitchen fitted with a range of integrated appliances. A separate utility room provides additional practicality.

To the first floor, the impressive master bedroom benefits from fitted storage and a modern en-suite shower room, whilst the guest bedroom also benefits from its own en-suite facilities. Two further generous bedrooms are served by a well-appointed family bathroom, providing excellent accommodation for modern family living.

Externally, the property enjoys an enclosed rear garden with a delightful woodland backdrop, creating a peaceful outdoor relaxation and entertaining. To the front, a driveway provides off-street parking and leads to the integral garage.

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

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
4.88m x 2.13m (16'0" x 6'11")
Entered via a composite front entrance door with opaque side panel, stairs to the first floor accommodation, under stairs cupboard, lino flooring and internal door leading to the integral garage.

CLOAKROOM/WC
1.79m x 1.44m (5'10" x 4'8")
Fitted suite comprising wash hand basin with mixer tap, low flush WC, extractor fan, lino flooring and a radiator.

SITTING ROOM
3.38m x 4.26m (11'1" x 13'11")
Bay double glazed window to the front elevation, double glazed window to the side elevation, fitted media wall and a radiator.

DINING KITCHEN
8.76m x 3.21m (28'8" x 10'6")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, five ring gas hob, with extractor fan above, integrated appliances including a dishwasher, fridge freezer, and a Bosch electric oven. Wall mounted Ideal gas central heating boiler, lino flooring, two radiators, double glazed windows to the rear elevation and bi-folding doors to the rear elevation.

UTILITY
1.83m x 1.79m (6'0" x 5'10")
Floor units with integrated washing machine, working surfaces incorporating stainless steel sink unit and UPVC side door.

LANDING
4.71m x 2.21m (15'5" x 7'3")
Airing cupboard housing hot water cylinder, access to the loft and a radiator.

MASTER BEDROOM
3.35m x 4.52m (10'11" x 14'9")
Storage cupboard with hanging rail, radiator, and a double glazed window to the front elevation.

EN-SUITE SHOWER ROOM
1.61m x 2.34m (5'3" x 7'8")
Fitted suite comprising shower cubicle, low flush WC, wash hand basin with mixer tap, shaver point, chrome ladder style radiator, extractor fan, and opaque double glazed window to the side elevation.

BEDROOM TWO
4.28m x 3.02m (14'0" x 9'10")
Double glazed window to the front elevation and a double radiator.

EN-SUITE SHOWER ROOM
2.21m x 1.41m (7'3" x 4'7")
Fitted suite comprising a shower cubicle, low flush WC, wash hand basin with mixer tap, chrome ladder style radiator, and a opaque double glazed window to the front elevation.

BEDROOM THREE
3.04m x 3.76m (9'11" x 12'4")
Double glazed window to the rear elevation and a radiator.

BEDROOM FOUR
3.12m x 3.32m (10'2" x 10'10")
Storage cupboard with hanging rail, radiator, and a double glazed window to the rear elevation.

FAMILY BATHROOM
2.20m x 1.89m (7'2" x 6'2")
Fitted suite comprising bath with mixer tap and shower attachment, low flush WC, wash hand basin with mixer tap, chrome ladder style towel radiator, extractor fan, and a opaque double glazed window to the rear elevation.

INTEGRAL GARAGE
2.94m x 6.14m (9'7" x 20'1")
Having an up and over door and power and light is connected.

OUTSIDE
Fully enclosed rear garden which is mainly laid to lawn with a patio seating area. The rear garden backs onto a woodland area.

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

SERVICES
Mains gas, water, electricity and drainage. Full fibre broadband and telephone connection subject to renewal by BT.

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

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



