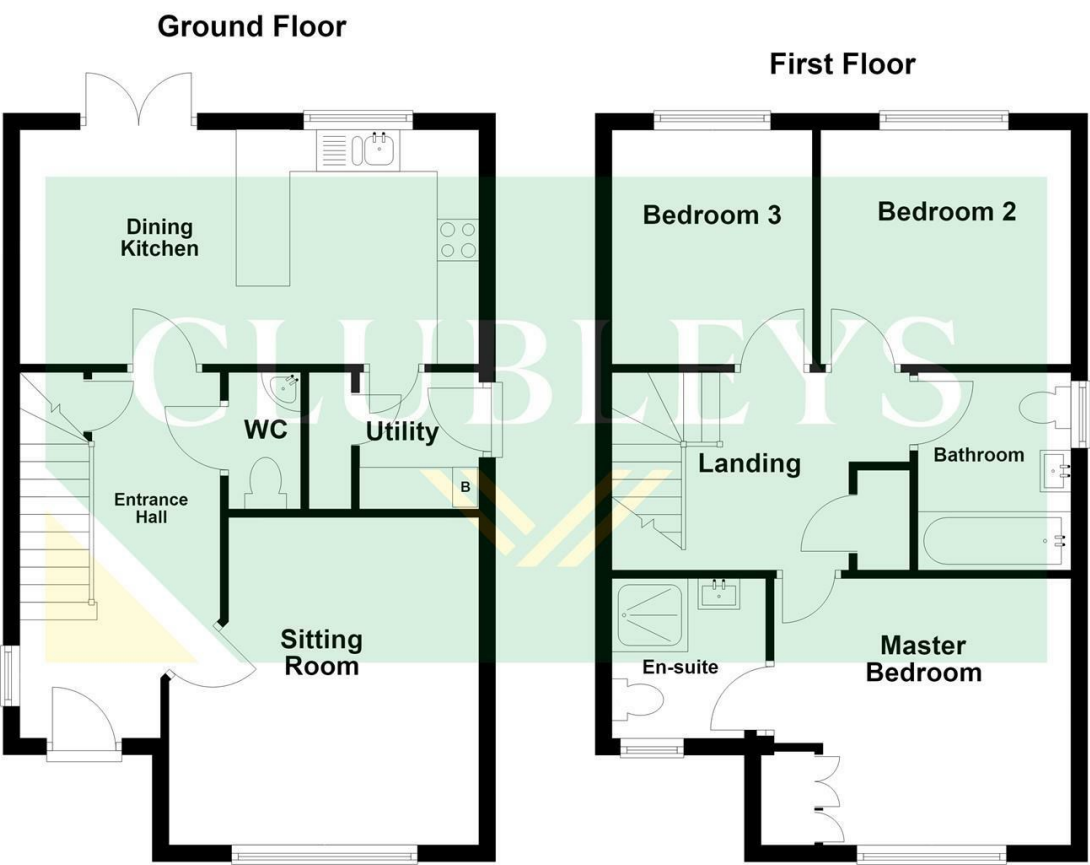


3, Savage Close,
Pocklington, YO42 2TA
£310,000



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

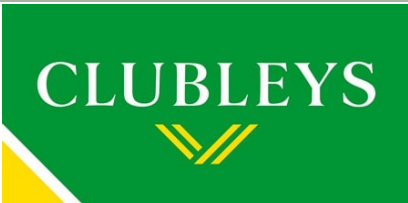
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

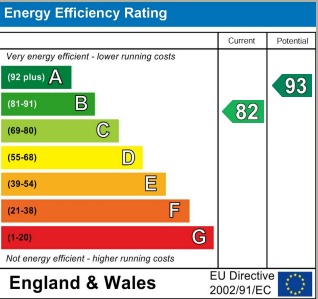
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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.



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.

Situated in a prominent position at the end of a cul-de-sac, this attractive three-bedroom home offers approximately 968 sq ft of well-proportioned accommodation.

Offering a welcoming entrance hall, a lovely and cosy sitting room, spacious dining kitchen, downstairs WC, useful utility room and side entrance.

To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern house bathroom.

Externally, a driveway provides off-street parking and leads to a detached garage.

Lovely established enclosed rear gardens.

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



www.clubleys.com



ENTRANCE HALL

3.99m x 2.07m (13'1" x 6'9")

Entered via a composite front entrance door and under stairs cupboard, radiator, laminate flooring.

CLOAKROOM/WC

Fitted suite comprising low level WC and wash hand basin.

SITTING ROOM

3.70m x 3.91m (12'1" x 12'9")

Double glazed window to the front elevation and a radiator, laminate flooring.

DINING KITCHEN

5.50 x 2.24m (18'0" x 7'4")

Fitted with range of wall and floor cupboards, work surfaces, one and half bowl stainless steel sink unit, four ring gas hob, integrated electric oven and dishwasher. Double glazed window to rear, Upvc double doors to rear, laminate flooring.

UTILITY

1.74m x 1.61m (5'8" x 5'3")

Plumbing for washing machine, wall mounted Gas Ideal combi boiler, door to side and laminate flooring.

LANDING

Access to loft and fitted cupboard.

MASTER BEDROOM

Wood panelling to one wall, double glazed windows to front and rear and radiator.

EN-SUITE SHOWER ROOM

1.79m x 1.73m (5'10" x 5'8")

Comprising shower cubicle, low flush WC, pedestal hand basin, opaque double glazed window to front, radiator and extractor fan.

BEDROOM TWO

2.91m x 2.89m (9'6" x 9'5")

Double glazed window to rear and radiator.

BEDROOM THREE

2.92m x 2.52m (9'6" x 8'3")

Double glazed window to rear and radiator.

BATHROOM

2.14m x 1.68m (7'0" x 5'6")

Comprising panel bath with mixer taps and Mira shower over, low flush WC, pedestal hand basin, opaque double glazed window to side, tiled walls and extractor fan.

GARDENS

Fully enclosed west facing garden which is mostly paid to lawn with a paved seating area and raised planters. Outside tap.

DETACHED GARAGE

5.95m x 2.98m (19'6" x 9'9")

Having an up and over door, rear personal door.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

APPLIANCES

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

SERVICES

Mains Gas, Water, Electricity, and Drainage.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

