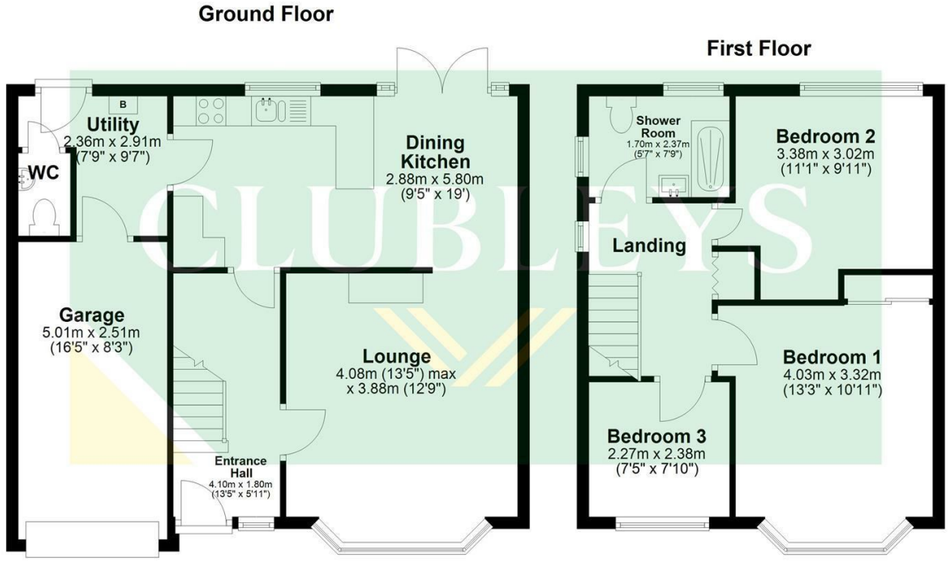
6, Sherbuttgate Road, Pocklington, YO42 2EW
£325,000









Situated in the older part of Sherbuttgate, this well-maintained three-bedroom semi-detached home is perfect for young families looking to move up the property ladder. Offering spacious accommodation throughout, the property features a comfortable lounge, a good-sized kitchen/diner ideal for family living and entertaining, a highly practical utility room, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, the property benefits from off-street parking leading to an attached garage, together with an enclosed rear garden ideal for families and outdoor entertaining. There is also scope to extend to the rear, subject to the necessary planning permissions being obtained.

This is a chain free property.

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

rightmove www.clubleys.com ZOOPLA

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.

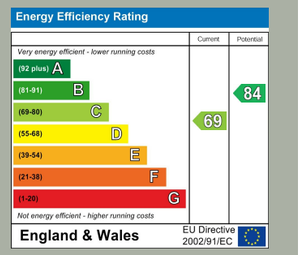
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

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

Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

ENTRANCE HALL
4.10m x 1.80m (13'5" x 5'10")
Entered via a front entrance door, having oak flooring, designer radiator, and stairs to the first floor accommodation.

LOUNGE
4.08m measured into the bay x 3.88m (13'4" measured into the bay x 12'8")
Bay double glazed window to the front elevation, log effect gas fire, oak flooring, ceiling rose point and a radiator.

DINING KITCHEN
5.80m x 2.88m (19'0" x 9'5")
Fitted wall and floor units with butcher block work surfaces, breakfast bar, integrated oven and Bosch induction hob with cooker hood over, double electric oven, integrated dishwasher, ceramic one and a half bowl sink unit, part tiled, recess lighting, oak flooring and double doors to the rear elevation.

UTILITY ROOM
2.92m x 2.36m (9'6" x 7'8")
Rear entrance door, gas fired central heating boiler, oak flooring and a radiator.

CLOAKROOM/WC
White suite comprising low flush WC and a hand basin.

LANDING
2.91m x 1.82m (9'6" x 5'11")
Fitted cupboards, access to the loft and a double glazed window to the side elevation.

BEDROOM ONE
4.30m measured into the bay x 3.33m (14'1" measured into the bay x 10'11")
Double glazed window to the front elevation, fitted wardrobes with centre being mirrored and a radiator.

BEDROOM TWO
3.38m x 3.02m (11'1" x 9'10")
Double glazed window to the rear elevation and a radiator.

BEDROOM THREE
2.38m x 2.29m (7'9" x 7'6")
Double glazed window to the front elevation and a radiator.

SHOWER ROOM
2.37m x 1.70m (7'9" x 5'6")
White suite comprising fitted walk in shower, low flush WC, hand basin set in vanity unit, part tiled and chrome heated towel radiator.

ATTACHED GARAGE
2.51m x 5.01m (8'2" x 16'5")
Electric up and over door, with power and light.

OUTSIDE
The property has a concrete driveway with gravelled garden to the front, enclosed lawned gardens with paved patio area, outside cold water tap and garden shed to the rear.

ADDITIONAL INFORMATION

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

SERVICES
Mains water, gas, electricity and drainage.

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



