2, Longlands Close, Pocklington, YO42 2FU
£375,000







Tucked away in a highly desirable area of Pocklington, this modern three-bedroom detached bungalow built in 2018, offers an excellent opportunity for those looking for stylish and convenient single-storey living. Offered to the market with No Onward Chain

To the rear of the property, the contemporary kitchen/diner provides an ideal space for both everyday living and entertaining, there is ample room for a good-sized dining table and chairs, while French doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor spaces.

Adjacent to the kitchen is the well-proportioned living room, which benefits from a further set of French doors leading out to the rear garden. This allows plenty of natural light into the room and provides pleasant views of the garden.

The principal bedroom is situated at the front of the property and is a generous double room, featuring a deep bay window that creates a bright and welcoming space. The room is further complemented by a modern en-suite shower room, fitted with a white suite.

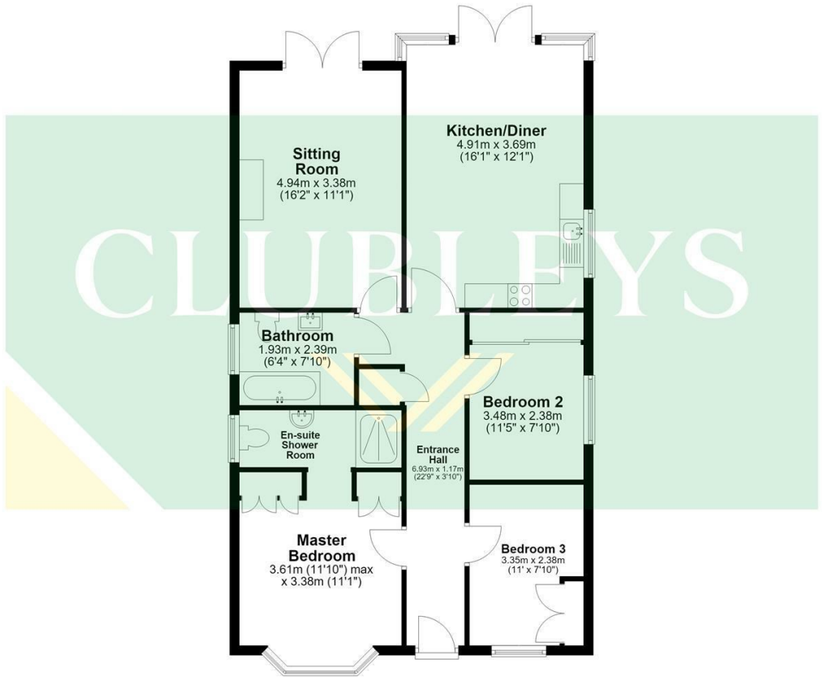
Two further bedrooms are positioned across the hallway and offer excellent versatility, making them ideal for family members, guests or those working from home. The stylish family bathroom serves these rooms and is fitted with modern tiling, a white bath with shower attachment, wash basin and low-level WC.

Externally, the rear garden is mainly laid to lawn, driveway leading to the detached garage.

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

rightmove www.clubleys.com ZOOPLA

Ground Floor



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.

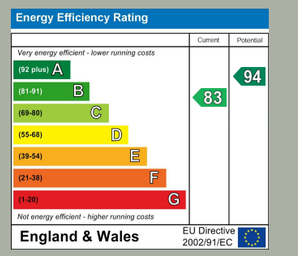
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

CLUBLEYS

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.

ENTRANCE HALL
1.17m x 6.93m (3'10" x 22'8")
Entered via a composite front entrance door, having laminate flooring, cupboard off, radiator and access to the loft via a pull down ladder.

MASTER BEDROOM
3.37m x 3.61m (11'0" x 11'10")
Bay double glazed window to the front elevation, fitted wardrobes and bed side tables, laminate flooring and a radiator.

EN-SUITE SHOWER ROOM
1.19m x 3.38m (3'10" x 11'1")
Modern fitted suite comprising good sized walk in shower cubicle, pedestal hand basin, WC, extractor fan, recess lighting, lino flooring and a opaque double glazed window to the side elevation.

BEDROOM TWO
2.38m x 2.96m measured to the front of wardobes (7'9" x 9'8" measured to the front of wardobes)
Fitted wardrobes to one wall, double glazed window to the side elevation, laminate flooring and a radiator.

BEDROOM THREE
2.38m x 3.35m (7'9" x 10'11")
Fitted wardrobes, double glazed window to the front elevation, laminate flooring and a radiator.

OPEN PLAN KITCHEN/DINER
3.62m x 4.92m (11'10" x 16'1")
Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, four ring gas hob with extractor hood over, integrated appliances including fridge/freezer, double oven, dishwasher, and washer/dryer. Ideal gas boiler in concealed cupboard, designer radiator, laminate flooring, recess lighting, double glazed window to side elevation and a UPVC door to the rear elevation.

SITTING ROOM
4.94m x 3.40m (16'2" x 11'1")
Electric fire in feature surround (which can be operated through a smart phone and remote control), two radiators, laminate flooring, two radiators and double doors leading to the rear elevation.

BATHROOM
1.93m x 2.39m (6'3" x 7'10")
Fitted suite comprising bath with mixer tap, shower over, and a side screen, low flush WC, pedestal hand basin with mixer tap, extractor fan, recess lighting, radiator and an opaque double glazed window to the side elevation.

DETACHED GARAGE
2.80m x 6.08m (9'2" x 19'11")
Remote controlled up and over garage door, power and light is connected.

OUTSIDE
Lawned garden to the rear.

ADDITIONAL INFORMATION
There is a management fee associated with this 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 and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the 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.

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.



