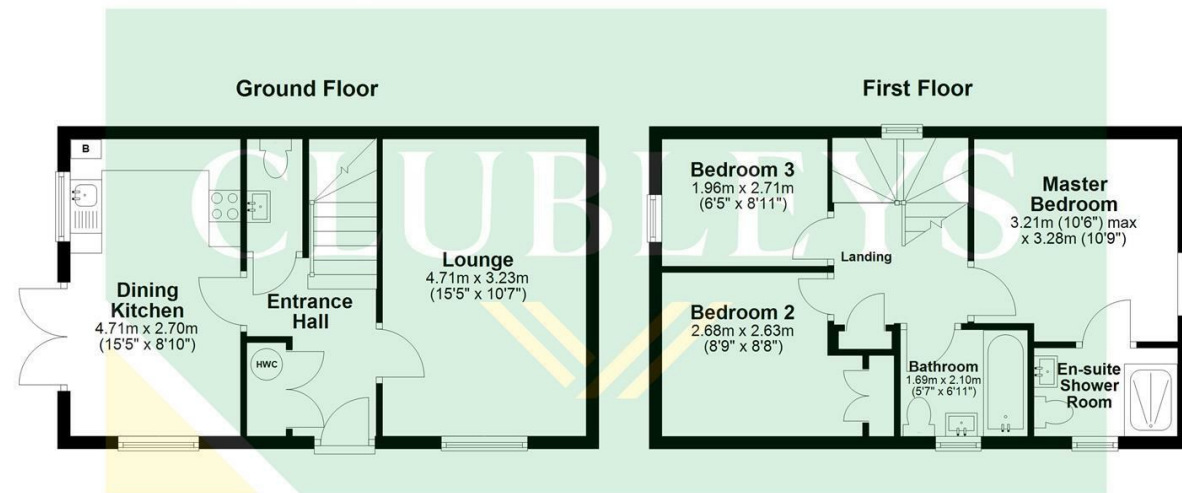




19, Richardson Place,
Pocklington, YO42 1BZ
£310,000



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(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.

** Well presented throughout ** "The Morsey" design, built by Barratt Homes in 2025 and situated on the Stewarts Reach development, offers a modern and energy-efficient living space. Featuring two solar panels and an air source heat pump, the property benefits from an environmentally friendly heating system, along with a convenient EV charging point.

Offering entrance hall with stairs leading to the first floor and a bright sitting room that allows plenty of natural light. To the rear, there is a contemporary dining kitchen fitted with integrated appliances and double doors opening out to the garden.

Upstairs, the property offers three bedrooms, including a master bedroom with en-suite shower room. Externally, there are two parking spaces and an enclosed rear garden.

This home combines energy efficiency with contemporary style and comfort, making it an ideal choice for modern living.

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



www.clubleys.com



ENTRANCE HALL

Entered via a composite front entrance door, having cupboard housing Vaillant hot water cylinder, under floor heating, and stairs to the first floor accommodation.

CLOAKROOM/WC

0.99m x 1.87m (3'2" x 6'1")
Fitted suite comprising WC and hand basin, with under floor heating.

DINING KITCHEN

2.70m x 4.71m (8'10" x 15'5")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, four ring induction hob with extractor fan above, integrated appliances including fridge/freezer, dishwasher, and electric oven. Double doors to the side elevation, laminate flooring, double glazed window to the front and side elevation.

SITTING ROOM

4.71m x 3.23m (15'5" x 10'7")
Double glazed window to the front and side elevation, with under floor heating.

LANDING

2.92m x 2.05m (9'6" x 6'8")
Double glazed window to the rear elevation, storage cupboard, and access to the loft.

MASTER BEDROOM

3.21m x 3.28m (10'6" x 10'9")
Fitted mirror wardrobes, and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

2.28m x 1.40m (7'5" x 4'7")
Modern fitted suite comprising good sized shower cubicle, Geberit low flush WC and hand basin, radiator, lino flooring, and opaque double glazed window to the front elevation.

BEDROOM TWO

2.65m x 2.69m extending to 3.06m (8'8" x 8'9" extending to 10'0")
Fitted wardrobes, radiator, and double glazed window to the front elevation.

BEDROOM THREE

1.96m x 2.71m (6'5" x 8'10")
Double glazed window to the side elevation and a radiator.

BATHROOM

1.69m x 2.10m (5'6" x 6'10")
Fitted suite comprising panelled bath with mixer tap, shower over, and side screen, low flush WC, lino flooring, radiator, and opaque double glazed window to the front elevation.

OUTSIDE

Enclosed rear garden, laid to lawn.

PARKING TO THE SIDE

Two parking spaces to the side with EV charging point.

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

APPLIANCES

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

SERVICES

Air Source Heat Pump, Two Solar Panels not connected to the grid (due to be in Summer 2026) Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

