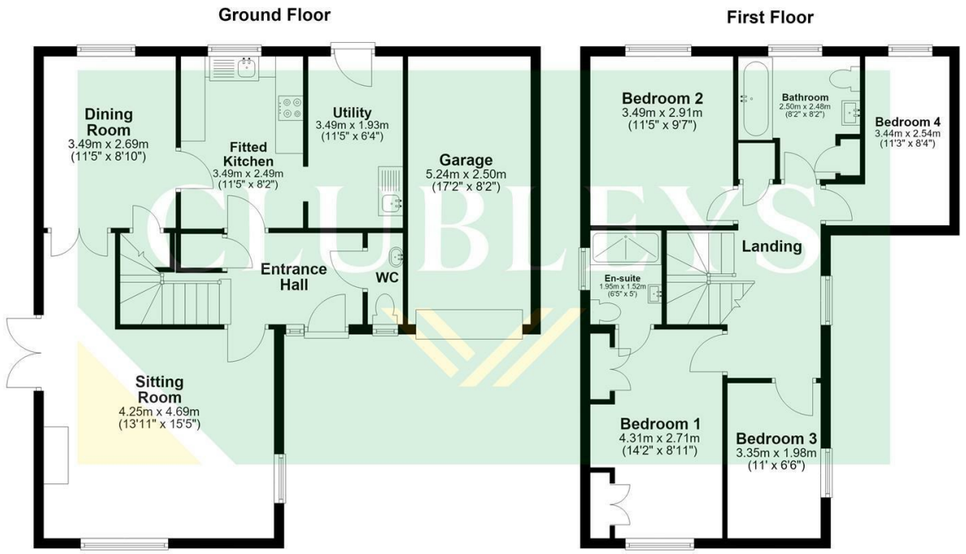


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

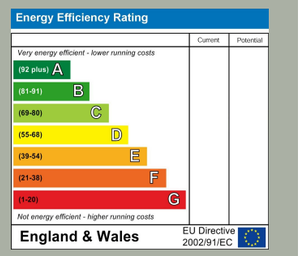
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

CLUBLEYS

30, Southfield Road, Pocklington, YO42 2XE
Offers Over £350,000







A generous corner plot, a large garden and flexible living space make this four-bedroom home a fantastic choice for family life.

Occupying a particularly good-sized plot on a popular residential development, this link-detached home offers spacious accommodation with plenty of potential to make it your own.

The ground floor features an entrance hall, cloakroom/WC, sitting room, separate dining room, kitchen and practical utility room.

Upstairs are four bedrooms, with bedroom one benefitting from fitted wardrobes and an en-suite shower room, alongside a family bathroom.

Outside is where this home really stands out. The generous garden offers plenty of room for outdoor dining, entertaining and family activities, with the added benefit of a summer house. A private driveway provides off-street parking and leads to the garage.

With its generous plot and versatile living space, this is a home that deserves to be viewed.

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

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE HALL
2.59m x 1.60m (8'5" x 5'2")
Entered via a front entrance door with side panel, understairs cupboard, laminate flooring, and a radiator.

CLOAKROOM
1.60m x 0.74 (5'2" x 2'5")
Low flush WC, sink unit, and a double glazed window to the front elevation.

SITTING ROOM
4.69m x 4.25m extending to 6.21m x 1.46m (15'4" x 13'11" extending to 20'4" x 4'9")
Double glazed windows to the front and side elevation, French doors to garden, gas fire set in Adams style surround with marble inset, dado rail, laminate floor, ceiling coving, radiator, and double doors to the dining room.

FITTED KITCHEN
3.49m x 2.49m (11'5" x 8'2")
Fitted with a range of wall and floor cupboards with work surfaces and tiled splashbacks, stainless steel sink unit, built in electric oven with gas hob, double glazed window to the rear elevation, vinyl flooring, ceiling coving, and a radiator.

UTILITY ROOM
3.49m x 1.93m (11'5" x 6'3")
Fitted sink unit with cupboards below, plumbing for a washing machine, wall mounted gas fired central heating boiler, rear entrance door, radiator, vinyl flooring.

DINING ROOM
3.49m x 2.69m (11'5" x 8'9")
Double glazed window to the rear elevation and ceiling coving.

LANDING
Double glazed window to the side elevation, access to loft, airing cupboard housing hot water cylinder.

BEDROOM ONE
4.31m x 2.17m (14'1" x 7'1")
Fitted wardrobes and storage cupboards, double glazed window to the front elevation, ceiling coving, storage cupboard, and a radiator.

EN- SUITE SHOWER ROOM
1.95m x 1.52m (6'4" x 4'11")
Comprising shower cubicle, low flush WC, hand basin, fully tiled, tiled floor, extractor fan, opaque window to the side elevation, and heated chrome towel radiator.

BEDROOM TWO
3.49m x 2.91m (11'5" x 9'6")
Storage cupboard, ceiling coving, radiator, and double glazed window to the rear elevation.

BEDROOM THREE
3.33m x 1.98m (10'11" x 6'5")
Double glazed window to the side elevation, laminate flooring, radiator, and ceiling coving.

BEDROOM FOUR
3.44m x 1.90m extending to 2.54m (11'3" x 6'2" extending to 8'3")
Double glazed window to the rear elevation, radiator, and ceiling coving.

BATHROOM
2,48m x 2.50m (6'6",157'5" x 8'2")
Comprising panel bath, pedestal hand basin, low flush WC, fully tiled, tiled floor, extractor fan, fitted cupboard, and opaque double glazed window to the rear elevation.

GARAGE
5.24m x 2.50m (17'2" x 8'2")
Electric roller door, power and light, storage in roof space.

OUTSIDE
The property is situated in a corner plot off a shared driveway. There is two parking areas to the front of the property offering ample parking.

GARDENS
The property has generous, private gardens to the side and rear, fully enclosed with large lawned areas, paved patio and shrubs. Large summer house. Outside Tap.

ADDITIONAL INFORMATION

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. Telephone connection subject to renewal by British Telecom.

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











