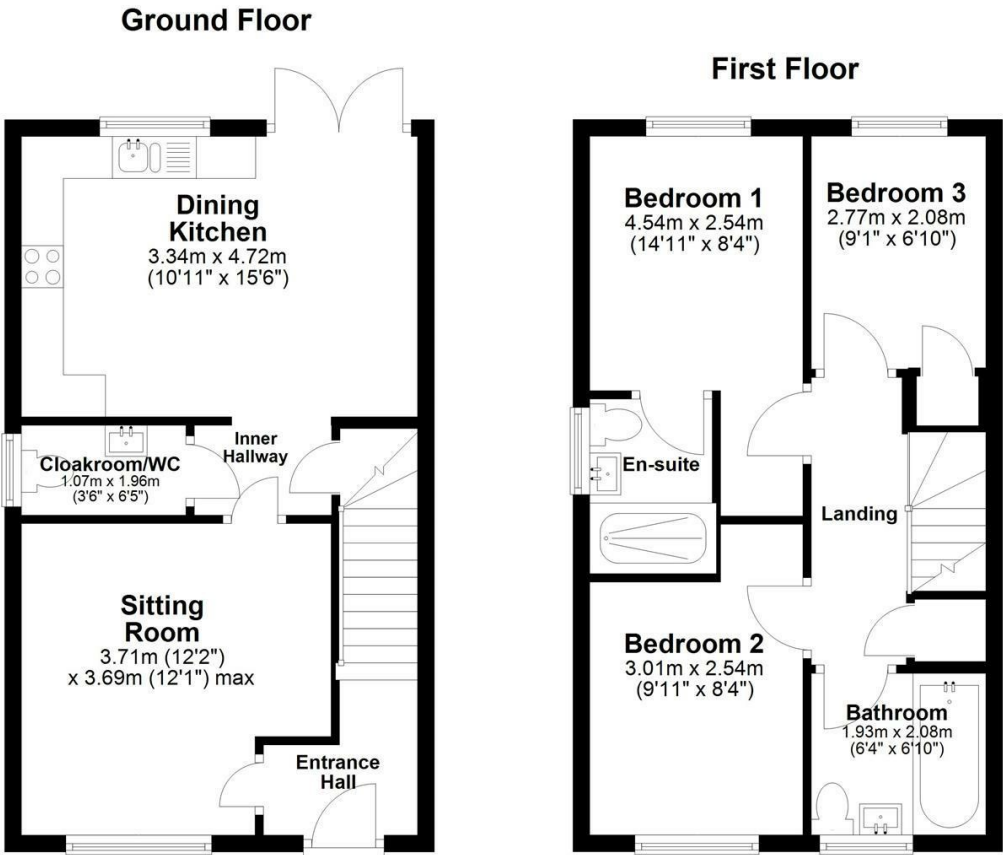


103, White Mill Drive,
Pocklington, YO42 2FF
£275,000



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.

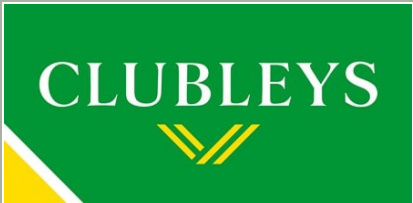
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

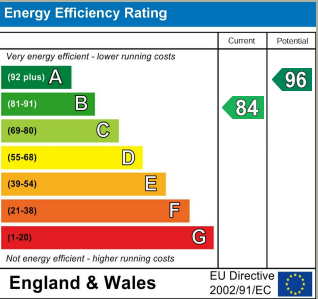
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.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

A beautifully presented three-bedroom semi-detached home, offering spacious and modern living throughout. The accommodation includes a welcoming entrance hall, a generous sitting room, and an inner hallway leading to a convenient cloakroom/WC. The heart of the home is the stylish dining kitchen, featuring double doors that open out to the rear garden - perfect for indoor-outdoor living.

Upstairs, the property boasts a master bedroom with its own en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom. Outside, the fully enclosed rear garden provides a fantastic space for entertaining, complete with a canopy seating area ideal for outside entertaining. Parking is provided to the side of the property.

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



www.clubleys.com



ENTRANCE HALL

1.09m x 1.83m (3'6" x 6'0")

Entered via a front entrance door, tiled flooring and stairs to the first floor accommodation.

SITTING ROOM

3.68m x 3.71m (12'0" x 12'2")

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

INNER HALLWAY

1.07m x 1.63m (3'6" x 5'4")

Understairs cupboard.

CLOAKROOM/WC

1.07m x 1.96m (3'6" x 6'5")

Fitted suite comprising low level WC, wash hand basin, radiator, and opaque double glazed window to the side elevation.

DINING KITCHEN

4.72m x 3.34m (15'5" x 10'11")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring gas hob with extractor fan above, integrated electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher. Wall mounted Ideal gas central heating boiler in cupboard, radiator, double doors to the rear elevation, and double glazed window to the rear elevation.

LANDING

3.40m x 2.11m (11'1" x 6'11")

Storage cupboard and access to the loft space.

MASTER BEDROOM

4.52m narrowing to 3.03m x 2.54m (14'9" narrowing to 9'11" x 8'3")

Double glazed window to the rear elevation and radiator.

EN-SUITE SHOWER ROOM

2.09m x 1.44m (6'10" x 4'8")

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, shaver point, extractor fan, part tiled walls, radiator, and opaque double glazed window to the side elevation.

BEDROOM TWO

2.54m x 3.70m narrowing to 3.00m (8'3" x 12'1" narrowing to 9'10")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

2.10m x 2.78m (6'10" x 9'1")

Double glazed window to the rear elevation, radiator and fitted cupboard with hanging rail.

BATHROOM

2.10m x 1.91m (6'10" x 6'3")

Fitted suite comprising bath with mixer tap and shower attachment, wash hand basin, low flush WC, part tiled walls, extractor fan, radiator, and opaque double glazed window to the front elevation.

OUTSIDE

To the rear of the property is a well-maintained, fully enclosed, west facing garden, predominately laid to lawn, garden shed, outside tap, a designated canopy seating area providing an ideal space for families and outdoor entertaining. To the side of the property, there are two dedicated parking spaces, ensuring off-road parking.

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

APPLIANCES

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

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

