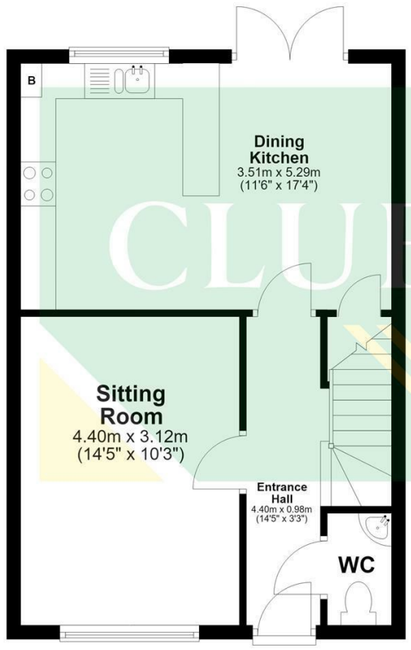
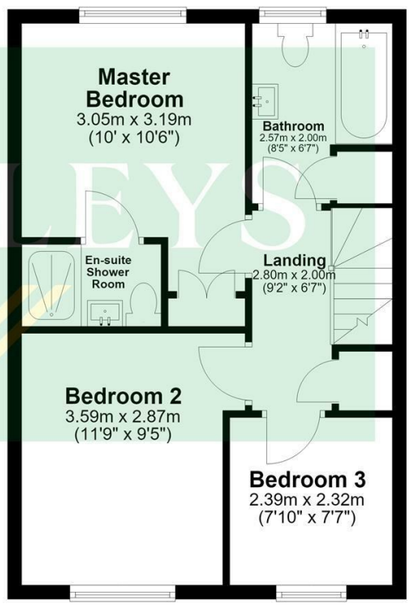
Ground Floor



First 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.

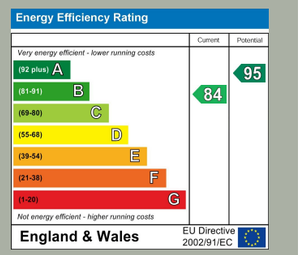
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

CLUBLEYS

2, Dixon Garth, Pocklington, YO42 2UP
£285,000



Modern living, a spacious dining kitchen and a garden to enjoy a home designed for everyday comfort. Built by Harron Homes in 2023, this attractive three-bedroom semi-detached home offers modern, well-presented accommodation, ideal for first-time buyers, young families or those looking to downsize.

The comfortable sitting room provides a welcoming space to relax, while the spacious dining kitchen offers room for everyday meals and entertaining. A useful ground floor cloakroom adds practicality.
Upstairs, three bedrooms include a principal bedroom with its own en-suite shower room, complemented by a modern family bathroom. Outside, an enclosed rear garden provides space to enjoy, with a driveway offering off-street parking.

Looking for a modern home with space to grow and enjoy? Arrange your viewing and discover what this home has to offer.

Freehold. East Riding of Yorkshire Council – Council Tax Band C.

rightmove

www.clubleys.com

ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

ENTRANCE HALL
4.39m x 0.99m (14'4" x 3'2")
Entered via a composite front entrance door, having a radiator and stairs to the first floor accommodation.

CLOAKROOM/WC
0.92m x 1.59m (3'0" x 5'2")
Fitted suite comprising low flush WC, corner hand basin, extractor fan, part tiled walls and a radiator.

SITTING ROOM
3.12m x 4.40m (10'2" x 14'5")
Double glazed window to the front elevation and a radiator.

DINING KITCHEN
5.29m x 3.51m (17'4" x 11'6")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, gas hob with extractor hood above, integrated appliances including a Zanussi electric oven, dishwasher, fridge/freezer, and a washing machine. Wall mounted Ideal gas combi boiler, under stairs cupboard, radiator, recess lighting, double doors to the rear elevation and a double glazed window to the rear elevation.

LANDING
2.00m x 2.80m (6'6" x 9'2")
Storage cupboard, radiator and access to the loft.

MASTER BEDROOM
3.19m x 3.07m (10'5" x 10'0")
Fitted wardrobes, radiator and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM
1.99m x 1.17m (6'6" x 3'10")
Fitted suite comprising shower cubicle, low flush WC, pedestal hand basin, extractor fan, part tiled walls, recess lighting and a radiator.

BEDROOM TWO
2.87m x 3.59m (9'4" x 11'9")
Fitted wardrobes, radiator and a double glazed window to the front elevation.

BEDROOM THREE
2.31m x 2.39m (7'6" x 7'10")
Double glazed window to the front elevation and a radiator.

FAMILY BATHROOM
1.99m x 2.59m (6'6" x 8'5")
Fitted suite comprising bath with shower over and side screen, low flush WC, pedestal hand basin, airing cupboard, extractor fan, radiator, recess lighting, and a opaque double glazed window to the rear elevation.

OUTSIDE
Fully enclosed rear garden which is mainly laid to lawn with patio seating area and an outside tap.

Driveway to the side of the property providing off street parking for two vehicles.

ADDITIONAL INFORMATION
There is a management 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.

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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.



