



2, Jennings Avenue,
Pocklington, YO42 2TQ
Offers Over £300,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(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.

An immaculate turn-key detached home built in 2021 by Linden Homes offering modern, well-balanced accommodation ideally suited to a wide range of buyers. The property is in excellent condition throughout and ready for immediate occupation.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a spacious and comfortable sitting room, and a dining kitchen fitted with integrated appliances, providing ideal space for both everyday living and entertaining. A separate utility room offers additional storage and convenient rear access.

To the first floor, the master bedroom benefits from a contemporary en-suite shower room, while two further well-proportioned bedroom are served by a modern family bathroom.

Externally, the property enjoys a fully enclosed rear garden, ideal for families and outdoor enjoyment, together with off-street parking.

This beautiful home combines modern design, practicality and an immaculate finish and early viewing is highly recommend to fully appreciate the accommodation on offer.

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



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ENTRANCE HALL

1.75m x 1.43m (5'8" x 4'8")

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

CLOAKROOM/WC

1.03m x 1.64m (3'4" x 5'4")

Fitted suite comprising low level WC and hand basin, extractor fan, lino flooring and a radiator.

DINING KITCHEN

2.66m x 5.52 (8'8" x 18'1")

Matching arrangement of floor and wall cupboards with working surfaces incorporating a one and a half ceramic sink unit, four ring gas hob with extractor hood over, integrated appliances including fridge/freezer, dishwasher and double oven. Double glazed window to the front and side elevation, recess lighting, lino flooring and double doors to the rear leading to the garden.

UTILITY/REAR ENTRANCE

2.26m x 2.02m (7'4" x 6'7")

Wall mounted gas boiler in concealed cupboard, plumbing for a washing machine, cupboard off, lino flooring, radiator and rear external door.

SITTING ROOM

5.54m x 3.10m (18'2" x 10'2")

A well presented room, having two double glazed windows to the side elevation, further double glazed window to the front elevation and a double radiator.

LANDING

3.01m x 1.80m (9'10" x 5'10")

Radiator and access to the loft accessed via a pull down ladder with lighting.

MASTER BEDROOM

3.30m x 3.14m (10'9" x 10'3")

Double glazed window to the front elevation, feature wood panelling to one wall and a radiator.

EN-SUITE SHOWER ROOM

1.80m x 1.58m (5'10" x 5'2")

Fitted suite comprising shower cubicle, low flush WC, hand basin, extractor fan, recess lighting, radiator and opaque double glazed window to the front elevation.

BEDROOM TWO

3.10m x 2.68m (10'2" x 8'9")

Double glazed window to the front elevation and a radiator.

BEDROOM THREE

2.75m x 2.77m (9'0" x 9'1")

Double glazed window to the rear elevation and a radiator.

FAMILY BATHROOM

2.14m x 2.07m (7'0" x 6'9")

Fitted suite comprising panelled bath with shower attachment, pedestal hand basin, low flush WC, recess lighting, radiator and opaque double glazed window to the rear elevation.

OUTSIDE

The property features an enclosed rear garden which is mainly laid to lawn and provides a practical outdoor space suitable for a variety of uses. An outside tap adds convenience.

To the front there is a lawned garden.

Off-street parking is available to the side of the property, with space for two vehicles which provides convenient parking.

ADDITIONAL INFORMATION

There is a maintenance charge associated with this property.

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.

