





## THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

## THE PROPERTY

This property is a three bedroom semi detached house situated in a cul-de-sac location. Accommodation offers entrance hall, sitting room with log burner, dining kitchen, conservatory, three bedrooms (en-suite and family bathroom, stairs to loft. Good sized detached garage, parking and gardens.

Other features to note gas heating system and double glazing to windows.

Viewing is strictly by appointment via the selling



### DIRECTIONS

From our Pocklington office, proceed onto Burnby Lane, taking a left onto Wold Road and then second left onto Clayfield Road. Clayfield Close is on your right and number fifteen is situated on the left hand side.

### THE ACCOMMODATION COMPRISES;

#### ENTRANCE LOBBY

Entered UPVC front entrance door, radiator and stairs to first floor accommodation.

#### SITTING ROOM 11'10" x 15'6" (3.61m x 4.73m)

Having a double glazed window to the front elevation, radiator, coving to ceiling, ceiling light point, feature log burner with tiled hearth with reclaimed wooden mantle.

#### DINING KITCHEN 9'11" x 15'2" (3.02m x 4.63m)

Fitted with a matching range of floor and cupboards with working surfaces, built in electric oven, four ring gas hob with extractor fan over, plumbing for automatic washing machine, built in dishwasher, one and half sink unit, radiator, under stairs cupboards, radiator, ceiling light fan, breakfast bar. Sliding doors to;

#### CONSERVATORY 14'8" narrowing 12'9" x 9'6" (4.46m narrowing 3.89m x 2.90m)

Laminate flooring, ceiling light fan, power points double glazed windows and door and air conditioning unit.

#### LANDING

Double glazed window to the side elevation.

#### MASTER BEDROOM 9'1" x 12'3" (2.77 x 3.73m)

Double glazed window to the front elevation and radiator.

#### EN-SUITE

Fitted suite comprising shower cubicle, low level WC, wash hand basin and recessed lighting.

#### BEDROOM TWO 9'1" x 12'0" (2.76m x 3.66m)

Double glazed window to the rear elevation, radiator, coving to ceiling and recessed lighting.

#### BEDROOM THREE 5'10" x 8'9" (1.79m x 2.67m)

Double glazed window to the front elevation and radiator. Stairs to;

#### FAMILY BATHROOM

Fitted suite comprising bath with mixer tap, low level WC, pedestal wash hand basin, radiator, tiling and opaque double glazed window to the rear elevation.

#### LOFT

Double glazed window to the side elevation.  
There is a velux style window to the rear elevation

#### DETACHED GARAGE 12'9" x 31'2" (3.89m x 9.49m)

Rollers doors, power and light is connected, dual access, side door and wall mounted gas boiler.

#### OUTSIDE

To the front gravelled off road parking, driveway leading to the garage. Gardens with garden shed and raised decking area.

#### ADDITIONAL INFORMATION;

We have been advised that the garage was built over 20 years ago and didn't have planning permission.

The loft was built over 15 years ago this didn't have planning permission

#### SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

### LOCAL AUTHORITY

East Riding Of Yorkshire Council

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

### 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 01759 304040 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

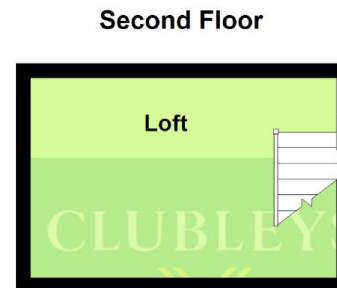
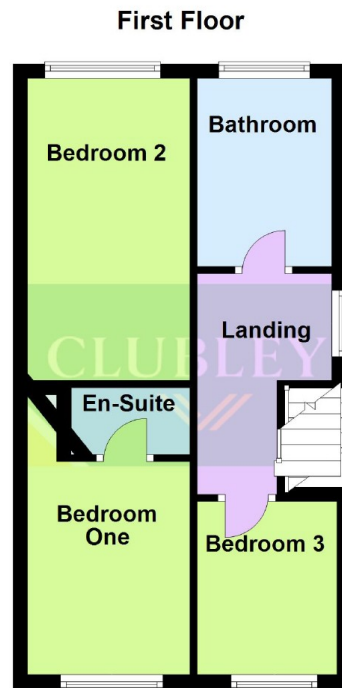
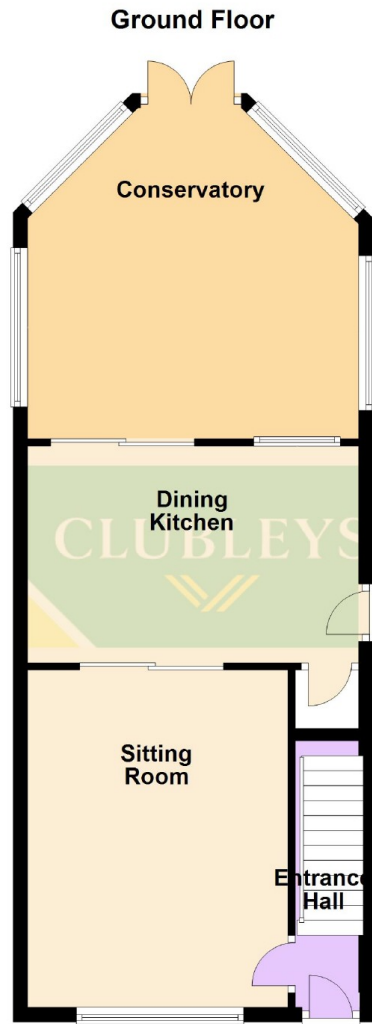
**Your home may be repossessed if you do not keep up repayments on your mortgage.**

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## Floor Plan

This plan is for illustrative purposes only



# CLUBLEYS

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