



****IDEAL FIRST TIME BUYER/INVESTMENT****

Situated in a popular residential area close to Pocklington and all the amenities.

Benefiting from triple glazing and gas central heating system.

Accommodation offers entrance lobby, sitting room, dining room, fitted kitchen, two bedrooms plus dressing room.

Off road parking to the front.

Early viewing is essential. Contact Clubleys to book a viewing.



Tenure: Freehold
East Riding Of Yorkshire Council
BAND: A

ENTRANCE LOBBY

SITTING ROOM

3.32m x 4.10m (10'10" x 13'5")

Having triple glazed window to the front elevation, radiator, living flame gas fire and coving to ceiling.

DINING ROOM

3.26m x 2.71m (10'8" x 8'10")

Log burner, radiator, storage cupboard and under stairs cupboard.

KITCHEN

2.56m x 4.42m (8'4" x 14'6")

Fitted with matching arrangement of floor and wall cupboards, built in oven and hob, triple glazed window to the rear elevation and rear external door.

LANDING

BEDROOM ONE

2.43m x 3.35m (7'11" x 10'11")

Triple glazed window to the front elevation, fitted wardrobes, radiator and coving to ceiling.

BEDROOM TWO

1.88m x 2.50m (6'2" x 8'2")

Radiator

DRESSING AREA

GARDEN

Enclosed courtyard, communal walkway and a further enclosed garden offset from the property.

COUNCIL TAX

East Riding Of Yorkshire Council Council Tax Band A.

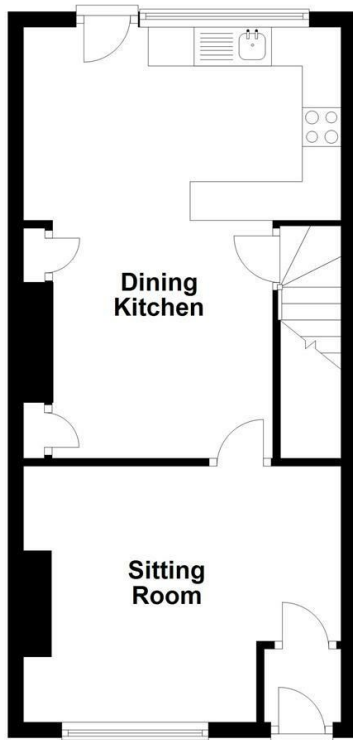
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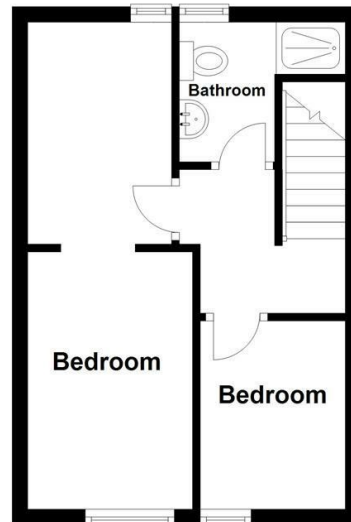
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 62.5 sq. metres (672.2 sq. feet)

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

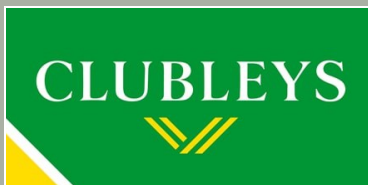
FREE VALUATIONS FOR SALE

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 01430 874000 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 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.