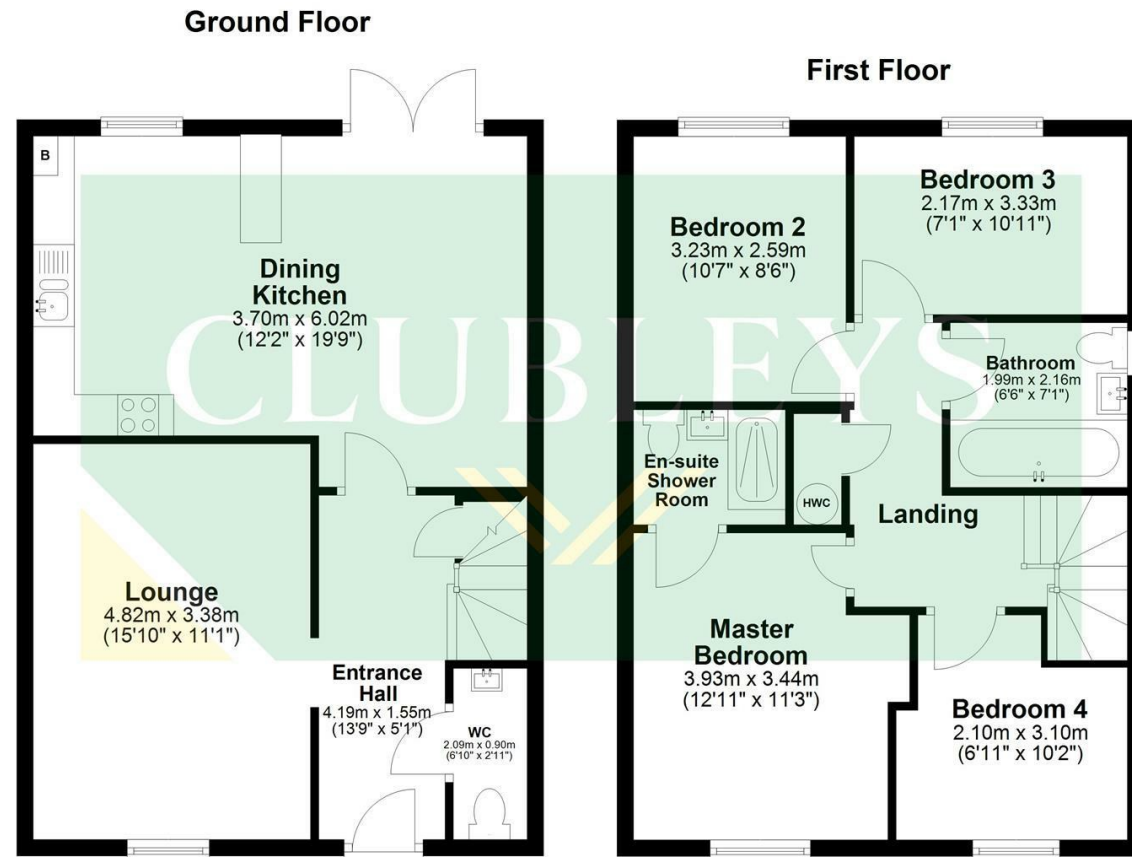




7, Peathorn Street,
Pocklington, YO42 2NR
£365,000



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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.

A desirable and contemporary home, tastefully presented throughout and occupying an enviable position backing onto open fields. Built by Linden Homes in 2019, the property is perfectly suited to modern family living, offering well-proportioned accommodation finished to a high standard.

Offering a welcoming entrance hall, downstairs WC, comfortable sitting room, and an open-plan dining kitchen. To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from an attractive rear garden, a detached garage, and a driveway providing off-street parking.

Offered for sale with the benefit of no onward chain, this excellent home is available for immediate viewing. Early inspection is highly recommended and strictly by appointment through the sole selling agents.

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



www.clubleys.com



ENTRANCE HALL

4.18m x 1.54m (13'8" x 5'0")

Entered via a composite front entrance door, having laminate flooring, radiator, under stairs cupboard and stairs to the first floor accommodation.

CLOAKROOM/WC

0.90m x 2.06m (2'11" x 6'9")

Fitted suite comprising low flush WC, pedestal hand basin with mixer tap, tiled flooring, extractor fan, radiator and opaque double glazed window to the front elevation.

LOUNGE

3.38m x 4.82m (11'1" x 15'9")

Double glazed window to the front elevation, two radiators and laminate flooring.

DINING KITCHEN

3.70m x 6.02m (12'1" x 19'9")

Matching arrangement of floor and wall cupboards, working surfaces incorporating composite one and a half sink unit with mixer tap, four ring gas hob with extractor hood above, integrated appliances including electric oven, fridge/freezer, dishwasher, plumbing for a washing machine. Wall mounted Ideal gas central heating boiler, tiled flooring, two radiators, double glazed window to the rear elevation and double doors to the rear elevation.

LANDING

0.91m x 3.53m (2'11" x 11'6")

Airing cupboard housing hot water cylinder, radiator, access to the loft which is partly boarded and has light.

MASTER BEDROOM

3.43m x 3.93m (11'3" x 12'10")

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

EN-SUITE SHOWER ROOM

1.40m x 2.08m (4'7" x 6'9")

Fitted suite comprising walk in shower cubicle, pedestal hand basin, low flush WC, extractor fan, radiator and tiled flooring.

BEDROOM TWO

2.59m x 3.23m (8'5" x 10'7")

Double glazed window to the rear elevation and a radiator.

BEDROOM THREE

2.17m x 3.32m (7'1" x 10'10")

Double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

3.09m x 2.08m measured excluding door recess (10'1" x 6'9" measured excluding door recess)

Double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

1.99m x 2.16m (6'6" x 7'1")

Fitted suite comprising a bath with mixer tap and shower attachment, pedestal hand basin, low flush WC, tiled flooring, radiator and opaque double glazed window to the side elevation.

DETACHED GARAGE

2.50m x 5.18m (8'2" x 16'11")

Having a up and over door, with power and light connected.

OUTSIDE

The enclosed rear garden is predominantly laid to lawn and features a patio area together with a decked seating area, providing an ideal space for outdoor entertaining. The garden enjoys a good degree of privacy, as it is not directly overlooked, and further benefits from an outside tap and external power sockets.

In addition, there is a rear gate providing convenient access onto a public footpath.

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

SERVICES

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

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

