



Kingsville, Plot 182, Herring Avenue,
York, Pocklington, YO42 1BP
£310,000



Available with PART EXCHANGE GUARANTEE PLUS MORTGAGE CONTRIBUTION* and an UPGRADED KITCHEN worth £2,579

The flexible, ENERGY-EFFICIENT Kingsville offers lots of space. The heart of the home is the OPEN-PLAN KITCHEN DINER and family area. FRENCH DOORS lead to the garden. The single bedroom could be used as a STUDY.

On the first floor, you will find the main bedroom with EN SUITE and the lounge. Head to the second floor and two more DOUBLES are located, with a modern family bathroom.



Tenure: Freehold
BAND:

ENTRANCE HALL

STUDY/BEDROOM 4

6'1" x 8'11"

CLOAKROOM/W.C

2'9" x 5'0"

KITCHEN

6'1" x 10'0"

FAMILY/LIVING AREA

3.89m x 4.75m (12'9" x 15'7)

FIRST FLOOR LANDING

LOUNGE

12'11" x 11'10"

BEDROOM 1

12'9" x 9'10"

ENSUITE SHOWER ROOM

5'1" x 7'1"

SECOND FLOOR LANDING

BEDROOM 2

12'11" x 11'5"

BEDROOM 3

12'11" x 10'11"

BATHROOM

5'7" x 6'5"

ADDITIONAL INFORMATION

There is a management fee associated with this property.

Please note some of the photographs are of the show home.

SERVICES

Air Source Heat Pump, Five Solar Panels not connected to the grid (due to be in Summer 2026)
Water, Electricity, and Drainage.

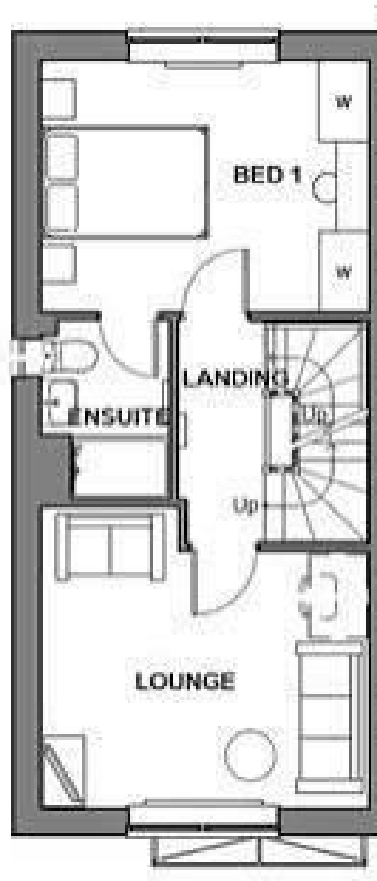
APPLIANCES

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

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Estate Agents | Lettings Agents | Chartered Surveyors



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

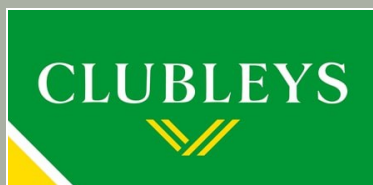
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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		
(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.