CLUBLEYS

18, Overend Avenue, Pocklington, YO42 2FS
£300,000







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ABOUT THE PROPERTY

Built by Linden Homes in 2016. This well presented detached home is an ideal purchase for a variety of buyers. The front door opens into the entrance lobby, with access through to the kitchen, which is fitted with a range of base and wall units and includes integrated appliances such as a one-and-a-half bowl stainless steel sink, dishwasher, oven, hob with extractor over, fridge, and freezer.

From the kitchen, stairs lead to the first-floor landing, while doors provide access to the downstairs cloakroom, door to the useful boot room/store the garage has been divided into two. The living/dining room is bright and spacious benefiting from bi-folding doors opening onto the rear garden.

To the first floor are three good sized bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom fitted with a three-piece suite comprising WC, hand basin, and bath with shower over.

The rear garden is enclosed with decking.

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



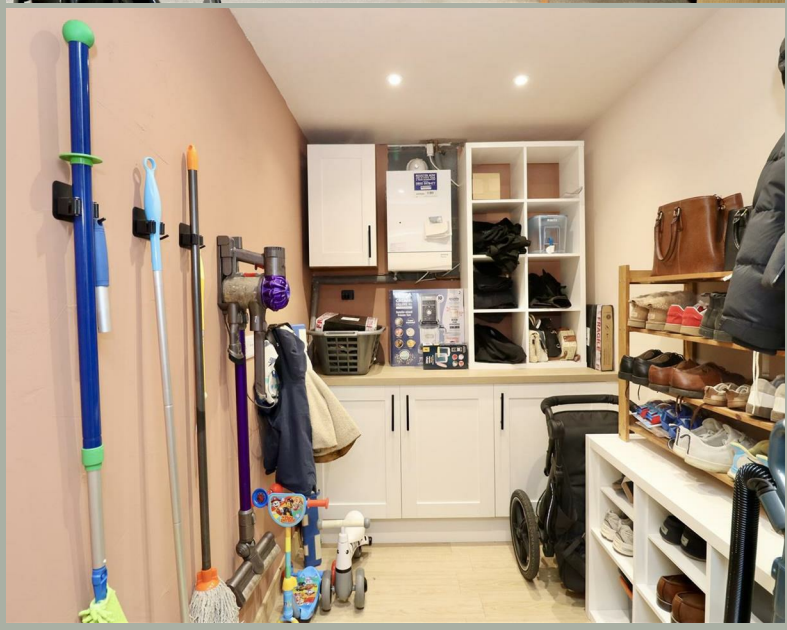












Tenure: Freehold
East Riding of Yorkshire
Band: D

ENTRANCE LOBBY
Entered via a front entrance door, having a radiator and a double glazed window to the side elevation.

FITTED KITCHEN
4.26m x 3.53m (13'11" x 11'6")
Matching arrangement of floor and wall cupboards, central island with cupboards under, working surfaces incorporating one and a half stainless steel sink unit, four ring gas hob with extractor fan above, integrated appliances including oven, dishwasher, washer/dryer and fridge/freezer. Laminate flooring, recess lighting, radiator, stairs to the first floor accommodation, and door to the boot room/store

BOOT ROOM/STORE
1.74m x 2.59m (5'8" x 8'5")
Fitted wall cupboards with working surfaces, wall mounted Potterton gas boiler, and recess lighting.

CLOAKROOM/WC
1.06m x 2.17m (3'5" x 7'1")
Fitted suite comprising WC, hand basin, laminate flooring, radiator and opaque double glazed window to the side elevation.

LOUNGE
6.27m x 3.52m (20'6" x 11'6")
Fitted cupboards to one wall, radiator, and bi-folding doors to the rear elevation.

LANDING
Double glazed window to the side elevation, radiator, storage cupboard and access to the loft with light.

MASTER BEDROOM
3.31m x 3.57m (10'10" x 11'8")
Wood panelling to one wall, radiator and two double glazed windows to the rear elevation.

EN-SUITE SHOWER ROOM
1.35m x 2.63m (4'5" x 8'7")
Fitted suite comprising shower cubicle, Roca pedestal hand basin, low flush WC, fitted mirror and tooth brush charging point, extractor fan, recess lighting, tall chrome radiator, and opaque double glazed window to the front elevation.

BEDROOM TWO
2.64m x 3.43m (8'7" x 11'3")
Double glazed window to the rear elevation, recess lighting and radiator.

BEDROOM THREE
2.45m x 2.95m (8'0" x 9'8")
Fitted wardrobes to one wall, radiator and double glazed window to the rear elevation.

FAMILY BATHROOM
2.42m x 1.95m (7'11" x 6'4")
Fitted suite comprising bath with mixer tap, Roca push button WC, floating hand basin, chrome radiator, opaque double glazed window to the side elevation and airing cupboard housing hot water cylinder.

INTEGRAL GARAGE
3.20m x 2.63m (10'5" x 8'7")
The garage has been sectioned into two, up and over door and power and light is connected.
Double width driveway.

OUTSIDE
Enclosed rear garden, mainly laid to lawn with decked seating area.
Double width driveway to the front of the property.

ADDITIONAL INFORMATION
There is a management fee associated with this property.

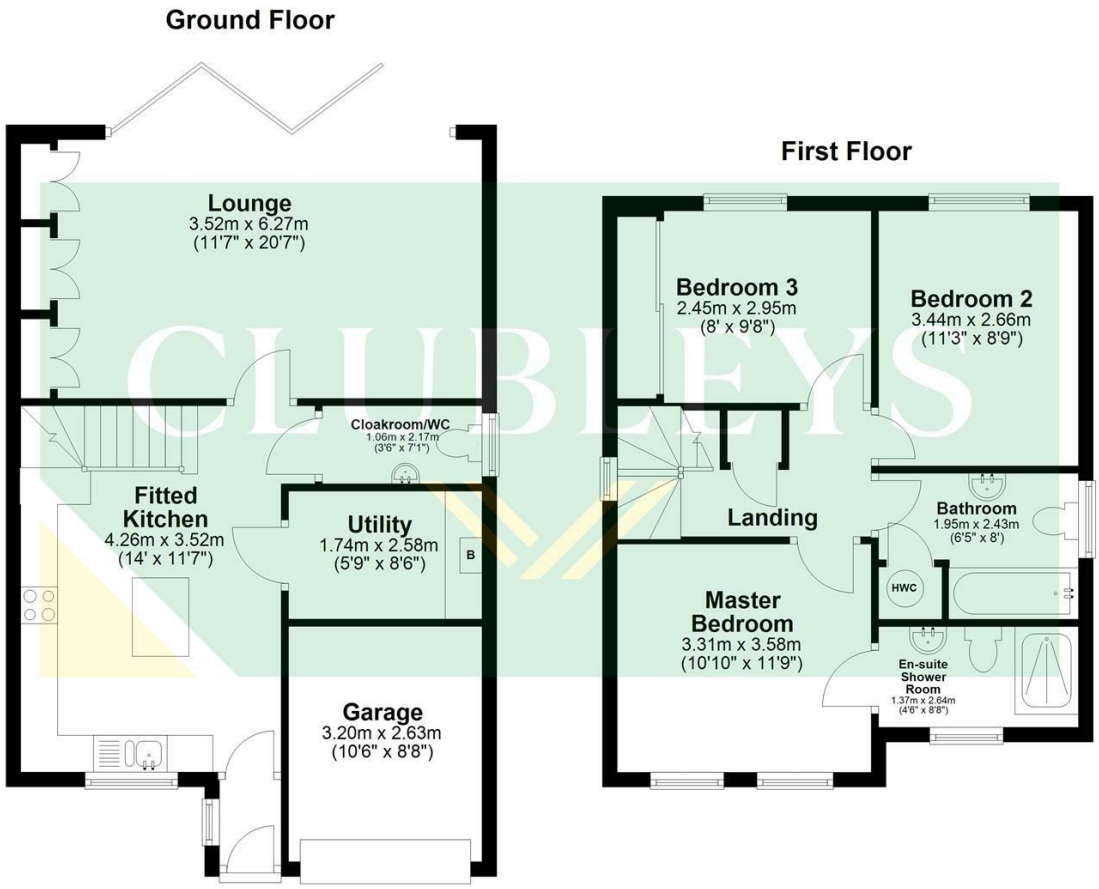
SERVICES
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

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

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band D.

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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.

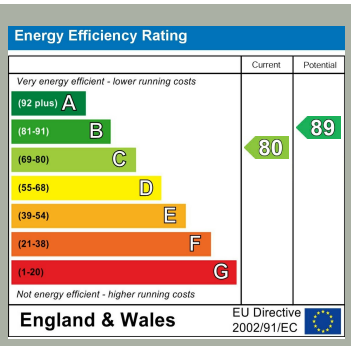
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.

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.