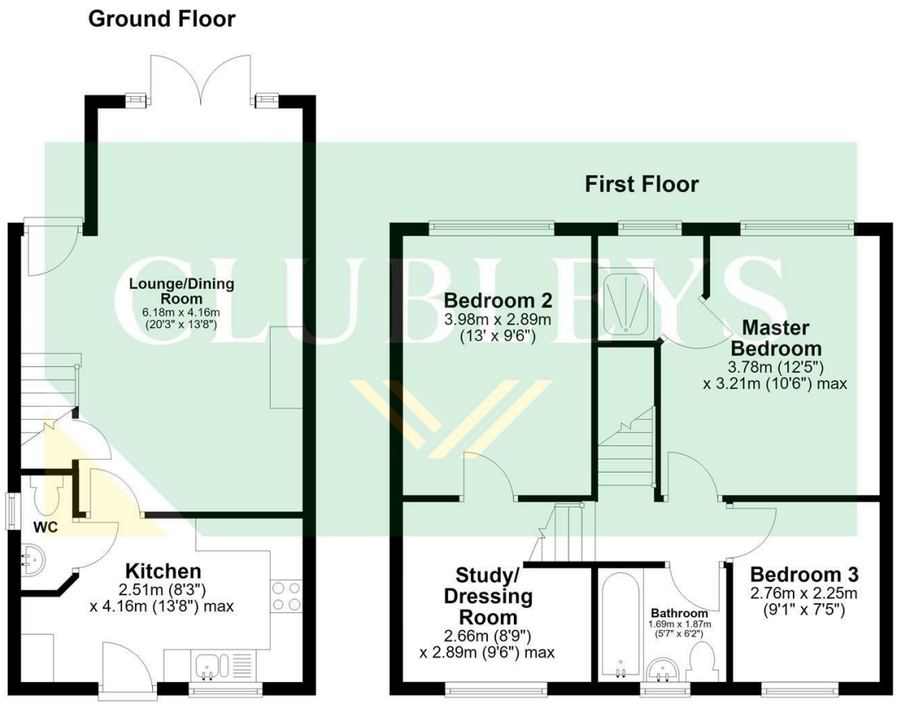


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

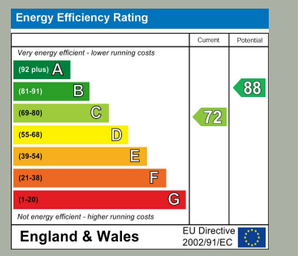
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



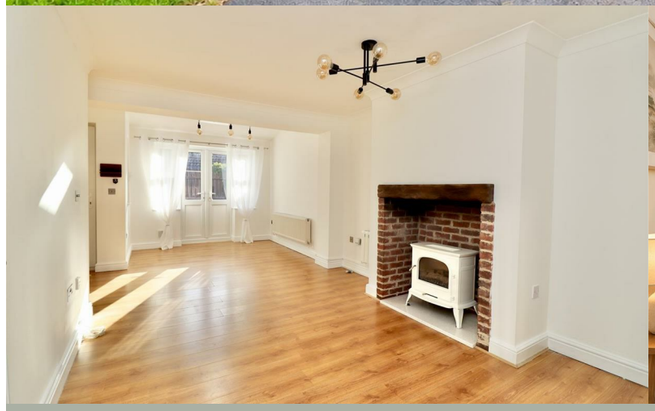
Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.

CLUBLEYS

5, Jervis Court, Sutton On Derwent, YO41 4JX
£295,000







Situated in the popular village of Sutton on Derwent, this three bedroom mid-terraced property was originally built as the development's show home and benefits from a more generous, extended layout over the archway, providing additional first-floor accommodation.

Offering well-proportioned and versatile living space, the property would make an ideal home for a wide range of buyers, including first-time buyers, growing families or those looking to downsize.

The ground floor comprises a fitted kitchen with a range of integrated appliances, together with a useful cloakroom/WC. A particular feature is the spacious lounge/dining room, offering plenty of room for both relaxing and entertaining, featuring a gas log burner set within an attractive brick surround.

To the first floor are three bedrooms, with the master bedroom benefiting from its own shower room, complete with a remote-activated shower. There is also a family bathroom and an impressive additional room which provides a generous and highly versatile space, ideal for a dressing room or a home office.

Externally, the property benefits from a low-maintenance paved rear garden, together with a separate outside store and two allocated parking spaces.

Offered to the market with no onward chain, early viewing is highly recommended.

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

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

KITCHEN
2.51m x 3.13m extending to 4.16m (8'2" x 10'3" extending to 13'7")
Matching arrangement of floor and wall cupboards with working surfaces incorporating one and a half composite sink unit, induction hob with extractor hood above, integrated appliances including oven, microwave, plumbing for a washing machine and a space for a dishwasher. Wall mounted gas boiler in concealed cupboard, newly fitted laminate flooring, front entrance door, and a sealed unit window to the front elevation.

CLOAKROOM/WC
1.76m x 0.89m (5'9" x 2'11")
Fitted with WC and hand basin, with opaque double glazed window to the front elevation.

LOUNGE/DINING ROOM
6.841m x 3.13m extending to 4.16m (22'5" x 10'3" extending to 13'7")
Gas stove set in brick surround, two radiators, stairs to the first floor accommodation, under stairs cupboard, double patio doors to the rear, and a UPVC rear door.

LANDING
Radiator, and access to the loft.

MASTER BEDROOM
3.77m x 3.21m (12'4" x 10'6")
Double glazed window to the rear elevation, radiator, and a airing cupboard housing hot water cylinder.

SHOWER ROOM
Walk in shower, chrome radiator, fully tiled, and a opaque double glazed window to the rear elevation

BEDROOM THREE
2.25m x 2.76m (7'4" x 9'0")
Double glazed window to the rear elevation and a radiator.

STUDY/DRESSING ROOM
2.66m x 2.89m (8'8" x 9'5")
Sealed unit window to the front elevation and a radiator.

BEDROOM TWO
2.89m x 3.88m (9'5" x 12'8")
Double glazed window to the rear elevation and a radiator.

BATHROOM
1.69m x 1.87m (5'6" x 6'1")
Fitted suite comprising bath with mixer tap and shower attachment, pedestal hand basin, low flush WC, radiator, and a opaque sealed unit window to the front elevation.

STORE
2.17m x 2.61m (7'1" x 8'6")
Fitted shelving, with power and light connected.

OUTSIDE
Low maintenance paved rear garden.
One allocated parking space in a car port and a further car parking space.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

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

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





