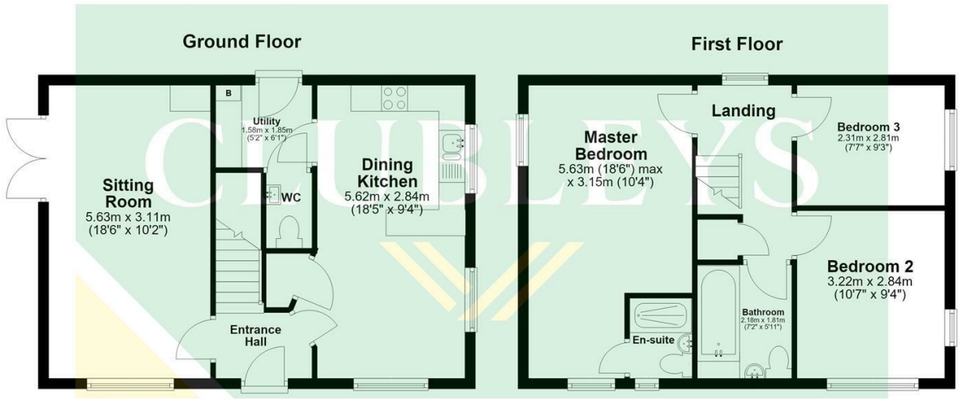


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

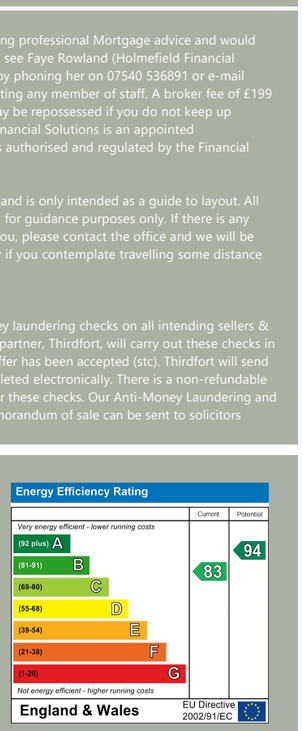
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

44, The Mile, Pocklington, YO42 2HG
£320,000







This impressive three-bedroom detached family home enjoys a convenient position on The Mile, within easy reach of Pocklington town centre. Offering modern living with a number of thoughtful upgrades throughout, the property provides a stylish and comfortable home perfectly suited to family life.

At the heart of the property is a stylish, upgraded dining kitchen, where dual-aspect windows fill the space with natural light. Beautifully finished with quartz worktops and a range of integrated appliances, including an induction hob, oven, dishwasher and fridge/freezer. There's also plenty of room for a dining table while an adjoining utility room keeps everyday essentials neatly tucked away.
Across the entrance hallway, the generous sitting room provides the perfect place to relax, with a log-burning stove adding warmth and character on cooler evenings. French doors open directly onto the rear patio.
Upstairs, three bedrooms provide plenty of space for family life, guests or working from home. The principal bedroom offers a comfortable retreat, with wardrobes, along with a stylish en-suite shower room. Two further double bedrooms offer excellent flexibility, complemented by a modern family bathroom.
Outside, there is a driveway leading to a detached single garage featuring an electric door. There is landscaped frontage providing additional off-street parking, ideal for households with multiple vehicles or visiting guests.
Offered with no chain.
This property is Freehold. East Riding of Yorkshire Council Tax Band D.

rightmove www.clubleys.com ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: D

clubleys.com

ENTRANCE HALL
1.92m x 2.09m (6'3" x 6'10")
Entered via a UPVC front entrance door, laminate flooring, recess lighting, stairs to the first floor accommodation with lighting and understairs storage built into the staircase.

SITTING ROOM
5.63m x 3.11m (18'5" x 10'2")
Viking log burner, wood panelling to one wall, laminate flooring, radiator, double glazed window to the front elevation and double doors to the side elevation.

DINING KITCHEN
5.62m x 2.84m (18'5" x 9'3")
Matching arrangement of floor and wall cupboards, quartz working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring induction hob with extractor hood above, freestanding fridge/freezer, integrated electric oven and a integrated dishwasher. Two double glazed windows to the side elevation, vertical designer radiator, further radiator, cloaks cupboard, laminate flooring, recess lighting and a double glazed window to the front elevation.

UTILITY/REAR ENTRANCE
1.85m x 1.58m (6'0" x 5'2")
Quartz working surfaces, washing machine, wall mounted Ideal combination central heating boiler in concealed cupboard, UPVC rear external door, laminate flooring, recess lighting, extractor fan and a radiator.

CLOAKROOM/WC
1.45m x 0.88m (4'9" x 2'10")
Fitted suite comprising hand basin, low flush WC, chrome ladder style radiator, laminate flooring, recess lighting and a extractor fan.

LANDING
1.94m x 3.65m (6'4" x 11'11")
Double glazed window to the rear elevation, radiator, storage cupboard with shelving and access to the loft.

MASTER BEDROOM
5.65m x 3.18m (18'6" x 10'5")
Double glazed windows to the front and side elevation, wood panelling to one wall, freestanding wardrobes and drawers, recess lighting and a radiator.

EN-SUITE SHOWER ROOM
1.20m x 1.53m (3'11" x 5'0")
Fitted suite comprising shower cubicle, low flush WC, hand basin, fitted mirror with light, chrome ladder style radiator, extractor fan and opaque double glazed window to the front elevation.

BEDROOM TWO
2.82m x 3.24m (9'3" x 10'7")
Radiator, double glazed window to the front and side elevation.

BEDROOM THREE
2.81m x 2.31m (9'2" x 7'6")
Double glazed window to the side elevation, recessed lighting and a radiator.

BATHROOM
1.88m x 2.18m (6'2" x 7'1")
Fitted suite comprising bath with shower over and side screen, low flush WC, hand basin, chrome ladder style radiator, extractor fan, recess lighting, and a opaque double glazed window to the front elevation.

OUTSIDE
Fully enclosed garden to the side elevation, mainly laid to lawn with covered patio seating area, further decked seating area. The garden benefits from an outside tap, external sockets and lighting.
Driveway to the rear leading to the detached garage.

DETACHED GARAGE
Remote controlled electric roller door, with power and light connected.

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

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

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

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



