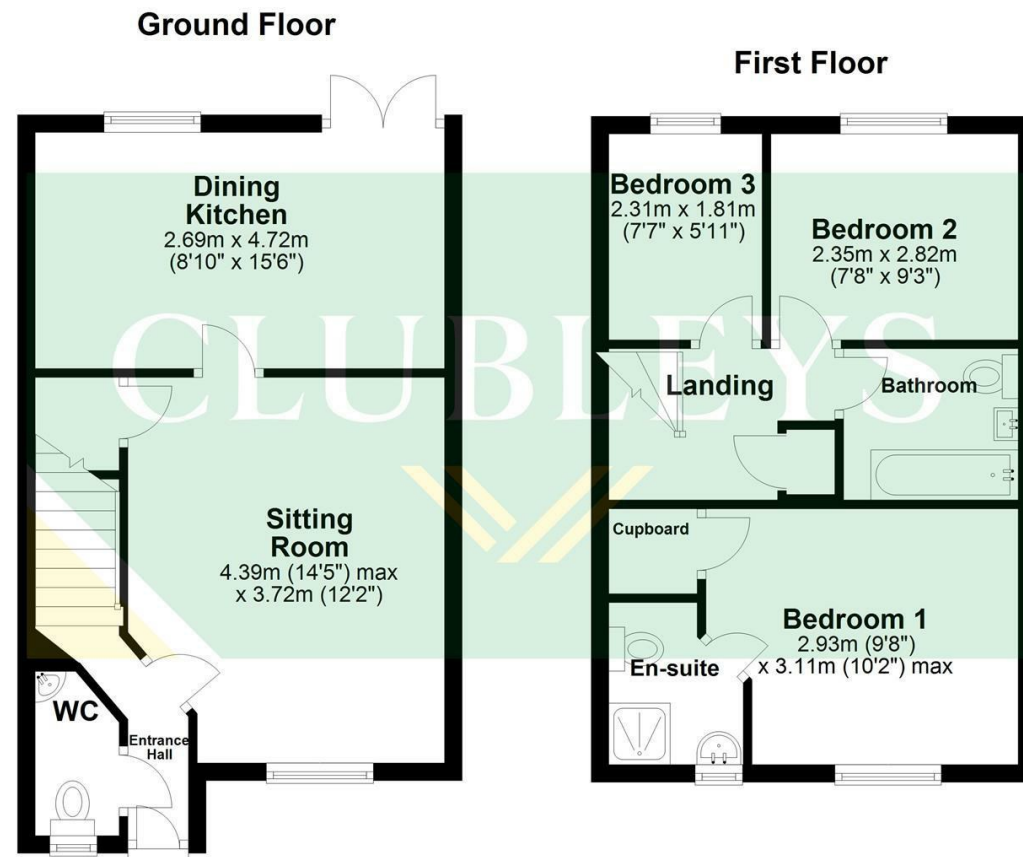




3, Grainger Drive,
Pocklington, YO42 2ST
£215,000



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

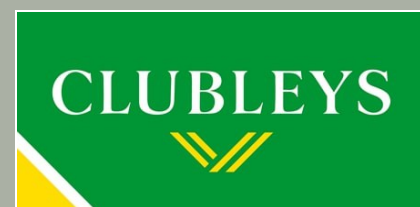
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(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.

Three bedroomed mid terraced house built in 2019 by Persimmon Homes. The property is well located in a desirable area on the edge of the town of Pocklington.

This Mid Terraced property briefly comprises an entrance hall with downstairs WC, sitting room, a dining kitchen benefitting from integrated appliances and French doors opening onto the rear garden. Upstairs offers three bedrooms including an en suite shower room to the master, and a family bathroom.

Externally there is off street parking for two cars to the front and a fully enclosed rear garden with a patio seating area immediately beyond the property.

Viewing recommended.

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



www.clubleys.com



ENTRANCE HALL

Front entrance door, radiator and stairs to the first floor accommodation.

CLOAKROOM/WC

1.67m x 0.93m (5'5" x 3'0")
Suite comprising white low flush WC and pedestal hand basin, radiator, vinyl flooring, window to front.

SITTING ROOM

4.37m x 3.71m max (14'4" x 12'2" max)
Double glazed window to the front elevation, electric fire, under stairs cupboard, laminate flooring.

DINING KITCHEN

4.73m x 2.69m (15'6" x 8'9")
Fitted with range of wall and floor units with work surfaces, integrated fridge, freezer and dishwasher, electric oven with extractor over, radiator, laminate flooring, cupboard housing wall mounted gas fired boiler. Window to rear, French doors to rear garden.

LANDING

Access to loft, storage cupboard, laminate flooring.

BEDROOM ONE

3.10m max x 2.94m (10'2" max x 9'7")
Window to front, radiator, storage cupboard.

EN-SUITE SHOWER ROOM

1.93m x 1.61m (6'3" x 5'3")
Fitted with shower cubicle, low flush WC, pedestal hand basin, extractor fan, radiator, vinyl flooring, window to front.

BEDROOM TWO

2.81m x 2.31m (9'2" x 7'6")
Window to rear, radiator.

BEDROOM THREE

2.29m x 1.82m (7'6" x 5'11")
Window to rear, radiator.

BATHROOM

White suite comprising bath ,WC and basin., part tiled walls, tiled floor, radiator.

OUTSIDE

Two car parking spaces to the front of the property.
The property has an enclosed rear garden with paved patio area. Access to the rear.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

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 C.

