22, Southfield Road, Pocklington, YO42 2XE
£350,000







Offered to the market with no onward chain, this spacious three-bedroom detached bungalow provides generous and versatile accommodation, ideal for those looking for comfortable single-storey living.

The property is approached via a driveway providing off-street parking and leading to the integral garage. The front door opens into a welcoming entrance hall, with access to the fitted kitchen with space for table and chairs, spacious lounge with sliding doors opening into the conservatory, cloakroom, three bedrooms and shower room.

To the rear is a enclosed courtyard garden ideal for outdoor seating.

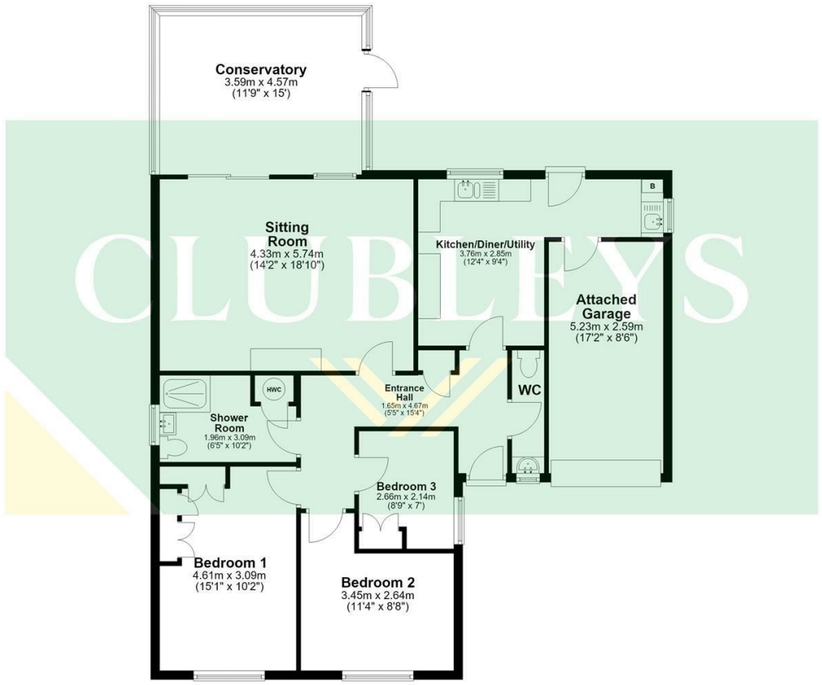
Further benefits include newly fitted gas combi boiler, UPVC double glazing and gas central heating.

With its generous accommodation and chain-free position, an early viewing is highly recommended.

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

rightmove www.clubleys.com ZOOPLA

Ground Floor



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.

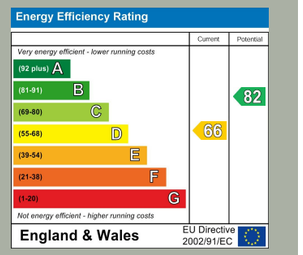
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

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

Tenure: Freehold
East Riding of Yorkshire
Band: D

clubleys.com

ENTRANCE HALL
4.66m x 1.67m (15'3" x 5'5")
Entered via a UPVC front entrance door, having a storge cupboard with hanging rail, coving to the ceiling and a radiator.

CLOAKROOM/WC
0.74m x 2.76m (2'5" x 9'0")
Fitted suite comprising WC, hand basin in vanity unit, tiled flooring, radiator and a opaque double glazed window to the front elevation.

KITCHEN/DINER/UTILITY
3.77m x 2.81m (12'4" x 9'2")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated appliances including fridge, built in electric oven (top section not working), and plumbing for dishwasher, tiled flooring, double radiator, and a double glazed window to the rear elevation. Further working surfaces with stainless steel sink unit, plumbing for a washing machine, gas combination boiler , radiator, UPVC rear door, and a opaque double glazed window to the side elevation.

SITTING ROOM
5.74m x 4.33m (18'9" x 14'2")
Double glazed window to the rear elevation, two radiators, there is pipe work available for a gas fire, coving to the ceiling, and sliding doors leading to the conservatory.

CONSERVATORY
3.59m x 4.57m (11'9" x 14'11")
Brick and UPVC construction with tiled flooring, and a radiator.

INNER HALLWAY

BEDROOM ONE
3.07m x 4.61m (10'0" x 15'1")
Fitted wardrobes and dressing table, coving to the ceiling, radiator, and a double glazed window to the front elevation.

BEDROOM TWO
3.46m x 2.65m excluding door recess (11'4" x 8'8" excluding door recess)
Double glazed window to the front and a radiator.

BEDROOM THREE
2.67m x 2.14m (8'9" x 7'0")
Radiator and a double glazed window to the side elevation.

SHOWER ROOM
3.09m x 1.96m (10'1" x 6'5")
Fitted suite comprising walk in shower, hand basin in vanity unit, low flush WC, chrome ladder style radiator, extractor fan, shaver point, fully tiled, airing cupboard , and access to the loft.

ATTACHED GARAGE
5.23m x 2.59m (17'1" x 8'5")
Up and over garage door, cold water tap, with power and light connected.

OUTSIDE
Low maintenance rear garden with garden shed, further potting shed, and an outside tap.
Block paved driveway leading to the garage.

ADDITIONAL INFORMATION

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

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

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



