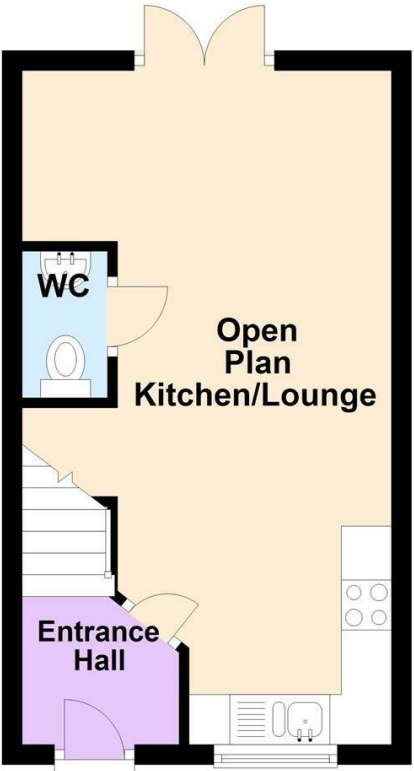
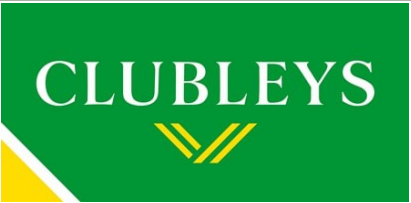
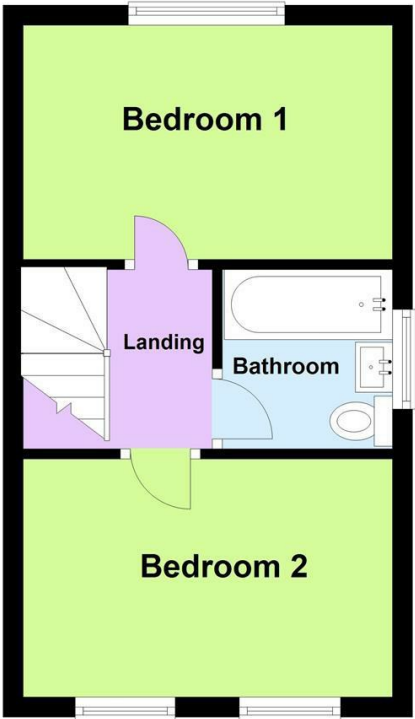


Ground Floor



First Floor



17, Grainger Drive,
Pocklington, YO42 2ST
£185,000



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

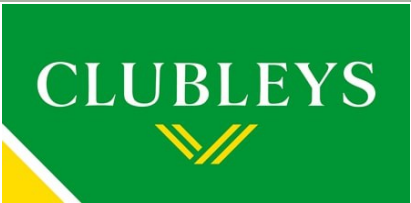
FREE VALUATIONS FOR SALE

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.

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.



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pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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.



***£5,000 Allowance Towards Deposit**. This well presented and tastefully appointed semi detached house merits your earliest attention.

The attractive accommodation offers entrance lobby, open dining kitchen/lounge, two bedrooms and bathroom. Wonderful enclosed rear garden with patio seating area and timber garden shed. This property is a true credit to the owners and viewing is strictly by appointment to the selling agents.
Ideal purchase for first time buyers/investors/downsizers.

This Property is Freehold . East Riding of Yorkshire Council. Council Tax Band B.



www.clubleys.com



ENTRANCE LOBBY

Entered via front entrance door, stairs to the first floor accommodation and lino flooring.

OPEN PLAN KITCHEN/LOUNGE

6.72m x 3.71m narrowing to 2.75m (22'0" x 12'2" narrowing to 9'0")

Fitted with range of wall and floor units with electric oven, four ring gas hob with extractor fan over, stainless steel sink unit, space and plumbing for washing machine, wall mounted gas fired central heating boiler in concealed cupboard, double glazed window to the front elevation, lino flooring, two radiators and double doors to the rear garden.

CLOAKROOM/WC

1.45m x 0.85m (4'9" x 2'9")

Low flush WC, hand basin and radiator.

LANDING

1.90m x 1.82m (6'2" x 5'11")

Access to the loft and radiator.

BEDROOM ONE

3.30m x 2.37m (10'9" x 7'9")

Feature wood panelling to one wall, double glazed window to the rear elevation and radiator.

BEDROOM TWO

3.72m x 2.38m (12'2" x 7'9")

Two double glazed windows to the front elevation and radiator.

BATHROOM

1.81m x 1.70m (5'11" x 5'6")

Suite comprising family bath with shower over, pedestal hand basin, low flush WC, radiator, part tiled, opaque double glazed window to the side elevation.

OUTSIDE

Attractive garden, patio seating area, laid to lawn and timber garden shed.

TWO CAR PARKING SPACES**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 B

