



16, Sherbuttgate Road South,  
Pocklington, YO42 2XB  
£350,000



Situated in a sought-after residential area of Pocklington, this detached home offers flexible accommodation across two floors. Upon entering the property reveals a generous entrance hall leading to a light and airy lounge overlooking the front garden.

A versatile dining room/bedroom offers flexibility of use and could serve a variety of purposes, Bedroom three is also located to the front of the property. The fitted kitchen is equipped with a matching range of wall and base units, off the kitchen there is a conservatory extension which provides further living space with views over the rear garden.

There is a a downstairs shower room and separate WC.

The first floor offers two well-proportioned double bedrooms, both featuring eaves storage and fitted wardrobes together with a spacious landing area with additional storage.

Externally, the property offers ample off road parking for several vehicles leading to a single garage with the benefit of power and light. The rear garden is fully enclosed and mainly laid to lawn.

Offered with the advantage of no forward chain.

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





Tenure: Freehold  
East Riding of Yorkshire  
BAND: D

#### ENTRANCE HALL

1.96m x 4.70m (6'5" x 15'5" )

A spacious entrance hall, entered via a UPVC side entrance door, radiator and stairs to the first floor accommodation.

#### DINING ROOM/BEDROOM FOUR

3.13m x 2.98m (10'3" x 9'9" )

Double glazed window to the rear elevation and radiator.

We feel this room can be used for a variety of purposes.

#### SITTING ROOM

3.66m x 4.81m (12'0" x 15'9" )

A lovely light spacious sitting room having a bay double glazed window to the front elevation, electric fire in feature surround, double radiator and coving to the ceiling.

#### BEDROOM THREE

3.13m x 3.80m (10'3" x 12'5" )

Double glazed window to the front elevation, double radiator and coving to the ceiling.

#### SHOWER ROOM

2.10m x 1.90m (6'10" x 6'2" )

Coloured suite comprising pedestal hand basin, low flush WC, shower cubicle, radiator and opaque double glazed window to the side elevation.

#### SEPARATE WC

0.94m x 2.11m (3'1" x 6'11" )

Fitted suite comprising low level WC, hand basin, radiator and opaque double glazed window to the side elevation.

#### FITTED KITCHEN

3.64m x 2.95m (11'11" x 9'8" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, four ring gas hob with extractor hood over, integrated double oven, plumbing for a washing machine and slim line dishwasher, space for fridge, gas central heating boiler in concealed cupboard, double glazed window to the rear elevation and door leading to the conservatory.

#### CONSERVATORY

2.94m x 2.75m (9'7" x 9'0" )

Brick and UPVC construction, tiled flooring and UPVC side door giving access to the garden.

#### LANDING

2.05m x 2.04m (6'8" x 6'8" )

Cupboard housing hot water cylinder, further storage cupboards and access to the loft.

#### BEDROOM ONE

4.76m x 3.52m (15'7" x 11'6" )

Fitted wardrobes, radiator, eaves storage and double glazed window to the front elevation.

#### BEDROOM TWO

3.53m x 2.97m (11'6" x 9'8" )

Fitted cupboards, eaves storage, radiator and double glazed window to the rear elevation.

#### DETACHED GARAGE

2.56m x 5.53m (8'4" x 18'1" )

Power and light is connected and personal side door. Temporary panelling and insulation behind main door means access currently only possible through the side door, but use of up and over door could be restored.

#### OUTSIDE

To the side of the property is a block paved driveway providing off street parking leading to the detached garage. The front garden is mainly laid to lawn with well-kept borders. Side access leads to the rear garden, where there is a potting shed, garden shed and a water butt.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

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

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.



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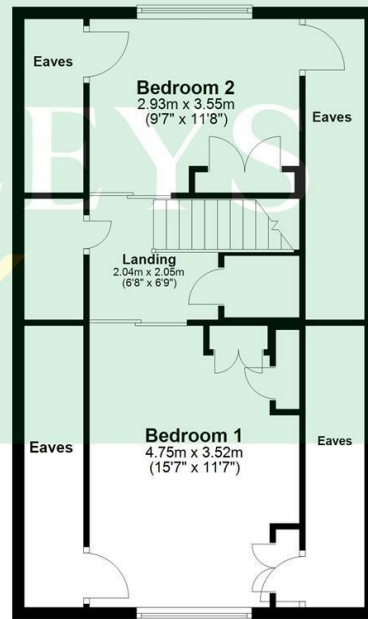
Estate Agents | Lettings Agents | Chartered Surveyors



## Ground Floor



## First 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

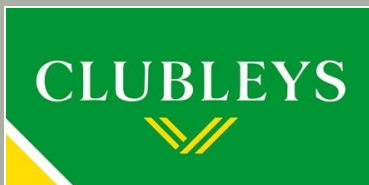
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](mailto: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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.