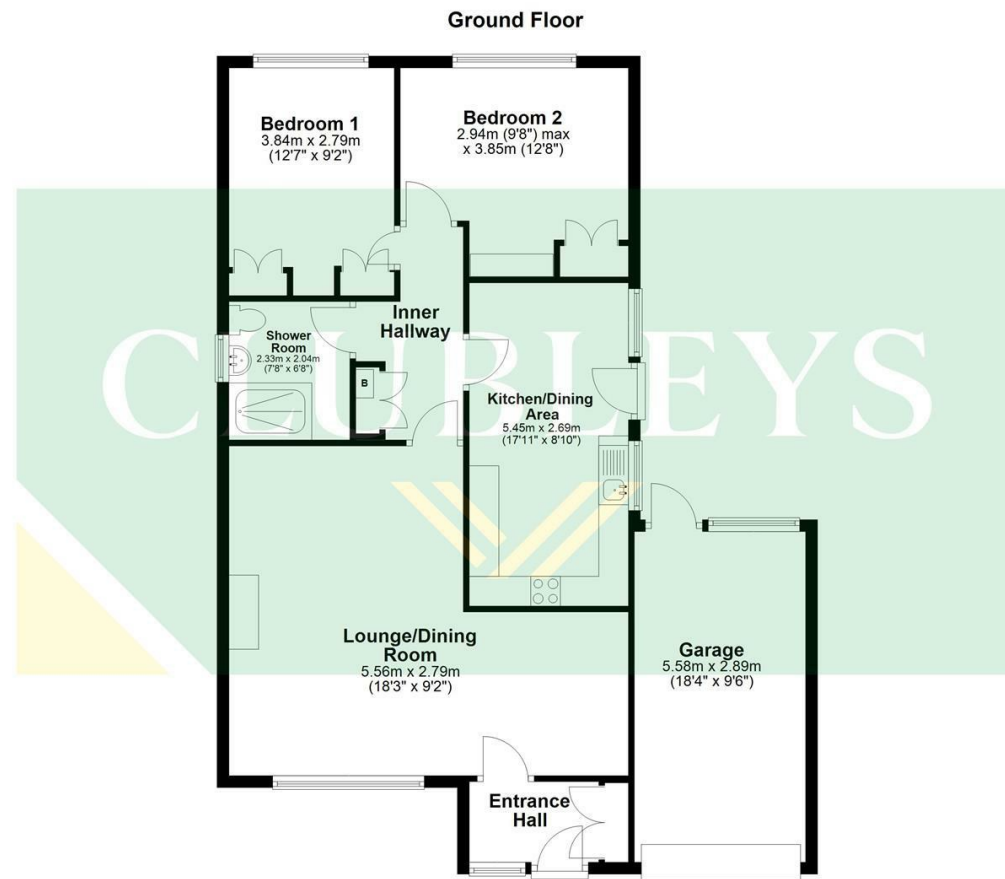




2, Halifax Close,
Pocklington, YO42 2XF
£350,000



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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(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.

This well-presented detached bungalow is ideally positioned at the centre of its plot offering both privacy and space. The property features a spacious kitchen/breakfast room, two generously sized double bedrooms and a well-proportioned lounge/dining area.

A standout feature is the south-facing rear garden, perfect for enjoying natural light throughout the day. There is also excellent potential to extend the property (subject to obtaining the necessary planning permissions) making it an appealing option.

Located and sought-after cul-de-sac on the popular Sherbuttgate development, the bungalow benefits from ample off-road parking and a garage. Offered to the market with no onward chain.

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



www.clubleys.com



ENTRANCE HALL

1.36m x 2.26m (4'5" x 7'4")

Entered via a UPVC front entrance door with opaque glass panel to the side, storage cupboard, radiator and coving to the ceiling.

LOUNGE/DINING ROOM

2.79m x 5.56m (9'1" x 18'2")

Double glazed window to the front elevation, electric fire, coving to the ceiling, dado rail and a radiator.

INNER HALLWAY

3.66m x 1.22m (12'0" x 4'0")

Airing cupboard housing gas boiler, access to the loft with a ladder and coving to the ceiling.

KITCHEN/BREAKFAST AREA

5.45m x 2.86m (17'10" x 9'4")

Matching arrangement of floor and wall cupboards, working surfaces incorporating sink unit with mixer tap, four ring gas hob with extractor hood above, integrated appliances including electric oven and fridge/freezer, plumbing for a washing machine. Two double glazed window to the side elevation, UPVC side external door, coving to the ceiling, recess lighting and radiator.

SHOWER ROOM

2.04m x 2.33m (6'8" x 7'7")

Fitted suite comprising walk in shower, pedestal hand basin, low flush WC, chrome towel radiator and opaque double glazed window to the side elevation.

BEDROOM ONE

2.79m x 3.84m (9'1" x 12'7")

Fitted wardrobes with dressing table, coving to the ceiling, radiator and double glazed window to the rear elevation.

BEDROOM TWO

3.85m x 2.91m (12'7" x 9'6")

Fitted wardrobes with dressing table, coving to the ceiling, radiator and double glazed window to the rear elevation.

GARAGE

2.89m x 5.56m (9'5" x 18'2")

Up and over garage door, with power and light connected, personal rear door and sealed unit to the rear elevation.

OUTSIDE

South East facing rear garden, mainly laid to lawn with a variety of shrubs, patio seating area, garden shed and outside tap.

Driveway to the front elevation. Lawned garden to the front with a variety of plants and shrubs.

ADDITIONAL INFORMATION**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.

