



5, Rowntree Avenue,
Pocklington, YO42 2SZ
Offers In Excess Of £210,000



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



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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.

Realistically priced to achieve a swift sale, this modern mid-terraced home was in 2020 and offers contemporary accommodation throughout.

The property features three bedrooms, including a principal bedroom with ensuite shower room, living room, kitchen/dining room with doors opening onto the south-facing rear garden — perfect for entertaining and family living. There is also the added convenience of a downstairs WC.

Externally, the home benefits from off-street parking for two vehicles to the front of the property.

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



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ENTRANCE LOBBY

Entered via a front entrance door, having lino flooring and a radiator.

CLOAKROOM/WC

0.92m x 1.65m (3'0" x 5'4")

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

SITTING ROOM

4.34m x 3.67m (14'2" x 12'0")

Double glazed window to the front elevation, storage cupboard and a radiator.

DINING KITCHEN

4.67m x 2.68m (15'3" x 8'9")

Range of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, four ring gas hob with extractor hood over, integrated appliances incorporating oven, dishwasher, fridge/freezer, and a washing machine. Gas boiler in concealed cupboard, recess lighting, double radiator, double glazed window to the rear elevation and a double glazed window to the rear elevation.

LANDING

Access to the loft and cupboard off.

MASTER BEDROOM

2.95m x 2.92m (9'8" x 9'6")

Double glazed window to the front elevation, radiator and cupboard off.

EN-SUITE SHOWER ROOM

1.62m x 1.96m (5'3" x 6'5")

Fitted suite comprising shower cubicle, low level WC, pedestal hand basin, extractor fan, chrome radiator and a double glazed window to the front elevation.

BEDROOM TWO

2.29m x 2.79m (7'6" x 9'1")

Double glazed window to the rear elevation and a radiator.

BEDROOM THREE

2.31m x 1.81m measured to the rear of the wardrobe (7'6" x 5'11" measured to the rear of the wardrobes) Fitted mirrored wall length wardrobes, radiator and a double glazed window to the rear elevation.

BATHROOM

1.86m x 1.79m (6'1" x 5'10")

Fitted suite comprising bath, pedestal hand basin, low flush WC, recess lighting, and extractor fan.

OUTSIDE

Enclosed south-facing rear garden with patio seating area, and garden shed (2.30m x 3.51m) Parking to the front for two vehicles.

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

