



**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.

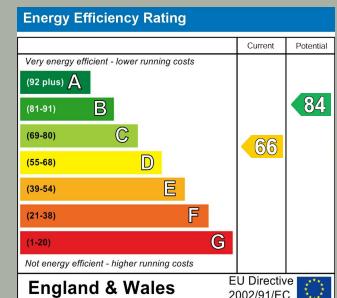
**MORTGAGES**

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.

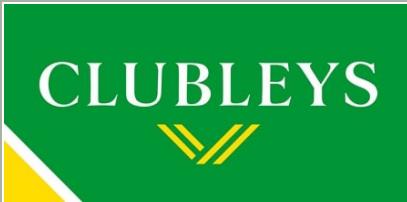


52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com



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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.



Well maintained and attractively appointed semi detached house situated in the established residential area on West Green Drive, close to Pocklington Town Centre and all the amenities.

The current vendors have undergone a programme of improvements since purchase, crossing the threshold there is a lovely sitting room with large bay window with double doors leading to the well equipped kitchen with quality integrated appliances, the conservatory is a lovely addition to the property, off the kitchen there is a useful/handy downstairs w.c.

On the first floor lies three bedrooms and house bathroom.

Attractive low maintenance gardens to the front and rear, driveway to the side leading to the detached garage.

This really is a home that needs to be viewed to appreciate the qualities on offer.

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

**ENTRANCE HALL**

1.19m x 1.80m (3'10" x 5'10")

Entered via a composite front entrance door, coving to ceiling, laminate flooring, radiator and stairs to the first floor accommodation.

**SITTING ROOM**

3.79m x 4.49m (12'5" x 14'8" )

An attractive room having bay double glazed window to the front elevation, electric fire with gas point behind, double radiator, coving to ceiling and two wall light points.

Double doors to;

**FITTED BREAKFAST KITCHEN**

2.42m x 4.68m (7'11" x 15'4")

Well equipped German designed kitchen with matching arrangement of floor and wall cupboards with working surfaces, breakfast island, "CDA" one and a half sink unit, built in CDA fridge/freezer, built in CDA dishwasher, five ring gas hob with extractor hood over, double oven, built in microwave, tiled flooring, stable style composite door to the side elevation and double glazed window to the rear elevation. Door to the cloakroom/w.c

Double doors to the conservatory.

**CLOAKROOM/W.C**

1.16m x 0.84m (3'9" x 2'9")

Fitted suite comprising combination WC and hand basin, fully tiled walls and floor.

**CONSERVATORY**

2.40m x 2.59m (7'10" x 8'5" )

Brick and UPVC construction, wall mounted electric fire, laminate flooring and radiator.

Double doors leading to the rear garden.

**LANDING**

1.78m x 3.34m (5'10" x 10'11")

Double glazed window to the side elevation, access to the loft and airing cupboard housing hot water cylinder.

**BEDROOM ONE**

2.52m x 3.17m (8'3" x 10'4")

Fitted wardrobes, concealed radiator, coving to ceiling and double glazed window to the front elevation.

**BEDROOM TWO**

2.51m x 2.72m (8'2" x 8'11" )

Fitted wardrobes, double glazed window to the rear elevation, concealed radiator, coving to ceiling and laminate flooring.

**BEDROOM THREE**

2.12m x 1.88m (6'11" x 6'2" )

Double glazed window to the side elevation, coving to ceiling and concealed radiator.

**FAMILY BATHROOM**

2.11m x 1.67m (6'11" x 5'5" )

Fitted well equipped suite comprising panelled bath with Jacuzzi, power shower over and side screen, vanity hand basin, fully tiled, extractor fan and opaque double glazed window to the rear elevation.

**DETACHED GARAGE**

2.32m x 5.05m (7'7" x 16'6" )

Having electric roller doors, power and light is connected, built in storage cupboards, mould resistant thermally insulated garage which is ideal for a variety of purposes.

**DRIVEWAY**

Driveway to the side.

**OUTSIDE**

Attractive low maintenance gardens. The front is gravelled with hedge boundary and fish pond. To the rear the garden is low maintenance for ease, having a decked bridge crossing over to the summer house and fish pond.

Outside hot and cold water tap and E.V charging point.

Behind the detached garage is a useful shed and bin storage.

**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 with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C.

