85, Yapham Road, Pocklington, YO42 2DZ
£325,000







Enjoy the ease of single-storey living in this attractive two-bedroom detached bungalow, occupying a non-estate position just a short walk from Pocklington town centre.

Offering spacious, well-planned accommodation, the property provides a comfortable home with the added potential to extend into the loft, subject to the necessary consents.

Inside, a welcoming entrance hall leads to a generous sitting room, fitted kitchen/utility, two double bedrooms and a shower room, providing practical and versatile living space.

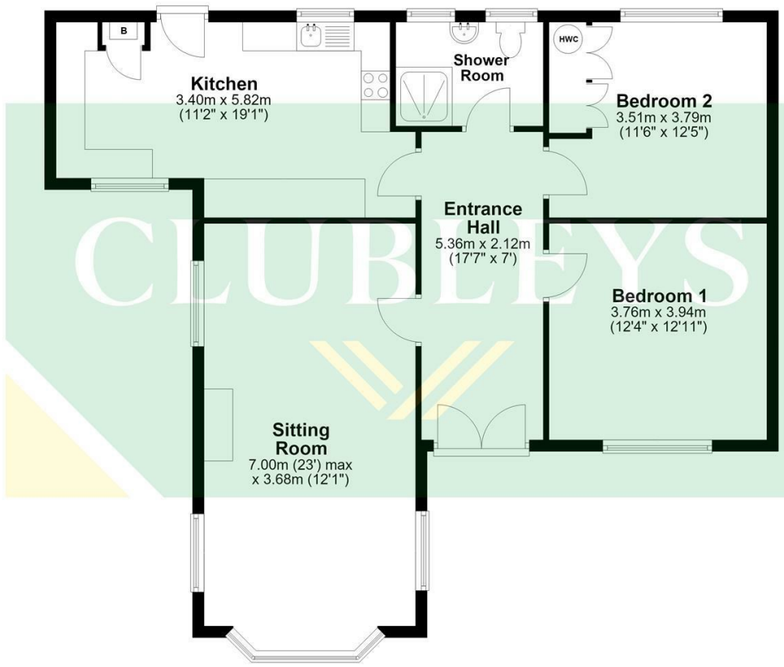
Outside, the south-westerly facing rear garden is mainly laid to lawn with established planted borders, offering a lovely space to relax and enjoy the afternoon and evening sunshine. To the front, a gravelled driveway provides off-street parking and leads to the garage.

An excellent opportunity for buyers seeking the convenience of bungalow living, a garden to enjoy and the amenities of Pocklington within easy walking distance.

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

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Ground 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.

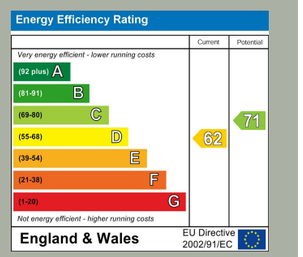
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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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.

ENTRANCE HALL
5.39m x 2.10m (17'8" x 6'10")
Entered via UPVC patio front entrance door, double radiator, coving to the ceiling and access to the loft. There is scope to extend into the loft space subject to the necessary planning permissions being obtained.

BEDROOM ONE
3.77m x 3.94m (12'4" x 12'11")
Double glazed window to the front elevation and a double radiator.

BEDROOM TWO
3.79m x 3.51m (12'5" x 11'6")
Fitted wardrobes, airing cupboard housing hot water cylinder, radiator and double glazed window to the rear elevation.

SITTING ROOM
7.08m x 3.66m (23'2" x 12'0")
Bay double glazed window to the front elevation, electric fire, double radiator, three double glazed window to the side elevation, further radiator and coving to the ceiling.

SHOWER ROOM
2.59m x 1.83m (8'5" x 6'0")
Fitted suite comprising shower cubicle, hand basin and low flush WC set in vanity unit, extractor fan, recess lighting, chrome ladder style radiator, further radiator and two opaque double glazed window to the rear elevation.

FITTED KITCHEN/UTILITY
5.82m x 3.40m (19'1" x 11'1")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, Lamona hob with extractor hood above, integrated Lamona electric oven, plumbing for a washing machine, recess lighting, cupboard housing Worcester gas boiler, UPVC rear door and double glazed window to the rear elevation.

DETACHED GARAGE
5.67m x 2.75m (18'7" x 9'0")
Remote controlled up and over garage door, with personal UPVC door, power and light connected, outside tap and double glazed window to the rear elevation.

OUTSIDE
South westerly facing rear garden which is mainly laid to lawn with established borders.
Gravelled driveway to the front.

ADDITIONAL INFORMATION

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

SERVICES
Mains water, gas, electricity and drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band D.



