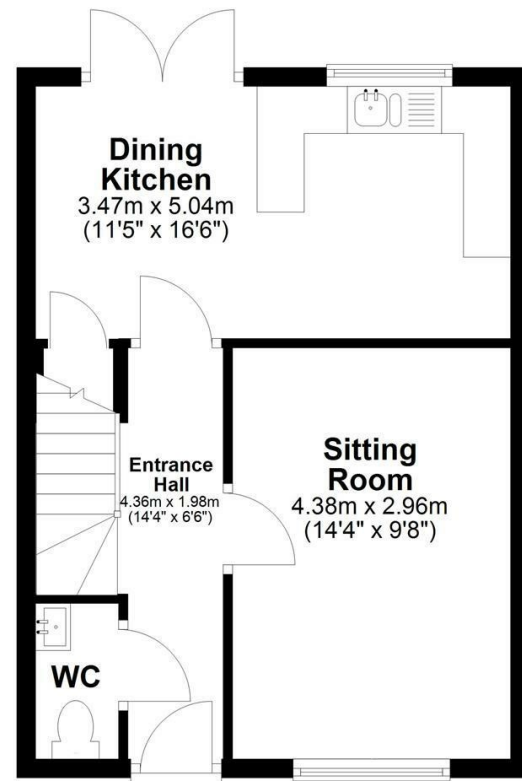
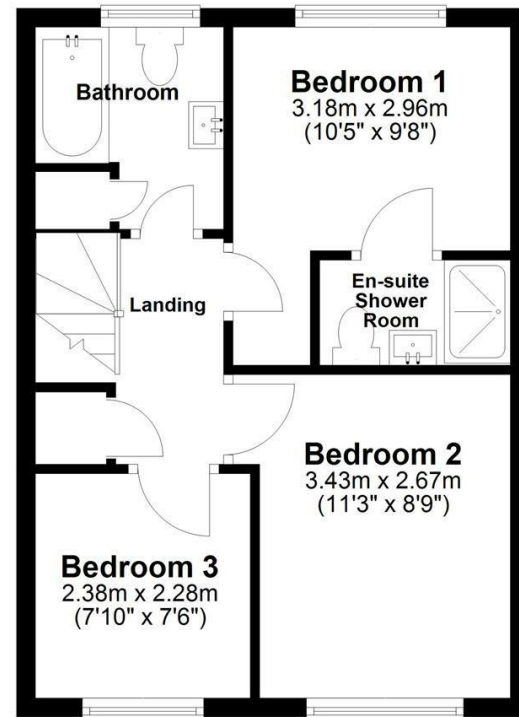


Ground Floor



First Floor



5, Cross Grove,
Pocklington, YO42 2YJ
£275,000



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

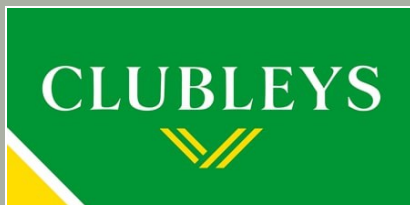
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84 95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

Built by Harron Homes in 2024, this rather appealing semi detached house warrants your earliest attention. Take a step inside to find entrance hall with cloakroom/w.c, the lounge is situated at the front of the property, the good sized fitted dining kitchen offers a series of matching floor and wall units. On the first floor are three bedrooms, the master bedroom offering an en-suite shower room, two further bedrooms and house bathroom. Driveway to the side and enclosed rear garden.

WE URGE YOU TO VIEW.

This property is Freehold. East Riding of Yorkshire Council.



www.clubleys.com



ENTRANCE HALL

4.36m x 1.99m (max) (14'3" x 6'6" (max))
Entered via front entrance door, having laminate flooring and stairs to the first floor accommodation.

CLOAKROOM/WC

0.88m x 1.65m (2'10" x 5'4")
Having low level WC and hand basin, laminate flooring and radiator.

SITTING ROOM

4.38m x 2.96m (14'4" x 9'8")
Double glazed window to the front elevation and radiator.

DINING KITCHEN

5.04m x 3.47m (16'6" x 11'4")
Matching arrangement of floor and wall cupboards with working surfaces incorporating one and a half stainless steel sink unit, built in electric oven, four ring gas hob with extractor hood over and built in dishwasher. Gas combination heating boiler, under stairs cupboard, recess lighting, laminate flooring, radiator, double glazed window to the rear elevation and double doors to the rear elevation.

FIRST FLOOR ACCOMMODATION

Access to the loft and cupboard.

BEDROOM ONE

3.18m x 2.96m (10'5" x 9'8")
Fitted wardrobe with sliding door, further Hammond fitted wardrobe, radiator and double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

Fitted suite comprising shower cubicle, hand basin, low flush WC, radiator and part tiled walls.

BEDROOM TWO

3.43m x 2.67m (11'3" x 8'9")
Fitted wardrobe, double glazed window to the front elevation and radiator.

BEDROOM THREE

2.38m x 2.28m (7'9" x 7'5")
Double glazed window to the front elevation and radiator.

BATHROOM

2.58m x 1.97m (8'5" x 6'5")
Fitted suite comprising panelled bath, WC, pedestal

hand basin, cupboard off, extractor fan, recess lighting, tiled flooring, cupboard off, radiator, opaque double glazed window to the rear elevation.

OUTSIDE

Fully enclosed rear garden with outside tap. Driveway to the side.

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

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

