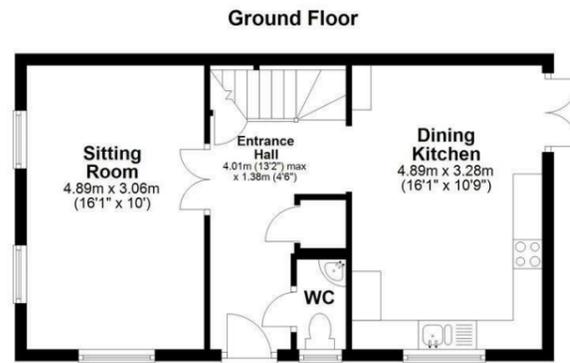




14, Thurlow Avenue,
Pocklington, YO42 2GT
Offers Over £300,000



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	
	Potential
Very energy efficient - lower running costs	82
(92 plus) A	
(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	

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 in 2017 by Linden Homes, this prominent detached house is exceptionally light and airy, featuring numerous windows. Immaculately presented throughout, the property offers 947 square foot of accommodation comprising a welcoming entrance hall with downstairs WC, a bright and airy sitting room and a generously sizing dining kitchen with patio doors opening onto the garden. On the first floor are three bedrooms including a master with en-suite featuring a generously sized shower, two further bedrooms and house bathroom. The property enjoys an enclosed garden with a brick boundary and planted borders along with a pathway leading to the detached garage and driveway. Early viewing is highly recommended and strictly by appointment through the selling agents.

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



www.clubleys.com



ENTRANCE HALL

1.39m x 4.00m (4'6" x 13'1")

Entered via a front entrance door. Featuring a radiator, stairs to the first floor accommodation with under stairs cupboard, additional fitted cupboard, and double doors leading to the sitting room.

CLOAKROOM/WC

0.85m x 1.55m (2'9" x 5'1")

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

SITTING ROOM

4.89m x 3.06m (16'0" x 10'0")

Two double glazed windows to the side elevation, a further double glazed window to the front elevation, and a radiator.

DINING KITCHEN

4.89m x 3.28m (16'0" x 10'9")

Matching arrangement of floor and wall cupboards with working surfaces incorporating a one and a half stainless steel sink unit with mixer tap, and a four ring gas hob with Zanussi extractor fan above. Integrated Neff appliances including fridge/freezer, electric oven, microwave, washing machine, and dishwasher. Wall mounted gas boiler in a concealed cupboard, radiator, recess lighting, double glazed window to the front elevation, and double doors to the side elevation with fitted blinds.

FIRST FLOOR ACCOMMODATION

3.24m x 1.91m (10'7" x 6'3")

Airing cupboard housing hot water cylinder, radiator, and access to the loft space which has a light.

MASTER BEDROOM

3.31m x 3.29m (10'10" x 10'9")

Fitted wardrobes, radiator, and double glazed windows to both the front and side elevations.

EN-SUITE SHOWER ROOM

1.52m x 1.86m (4'11" x 6'1")

Modern suite comprising a good sized walk in shower cubicle, Roca floating wash hand basin and WC with push button, tall chrome ladder style radiator, and a opaque double glazed window to the side elevation.

BEDROOM TWO

2.89m x 3.26m (9'5" x 10'8")

Fitted wardrobes and double glazed window to the front and side elevations.

BEDROOM THREE

2.90m x 2.17m (9'6" x 7'1")

Fitted cupboards, radiator, and a double glazed window to the front elevation.

BATHROOM

2.20m x 1.91m (7'2" x 6'3")

Modern fitted suite comprising a bath with mixer tap and shower over, Roca floating hand basin and WC with push button flush, chrome ladder style towel radiator, recessed lighting, and opaque double glazed window to the side elevation.

DETACHED GARAGE

2.82m x 6.11m (9'3" x 20'0")

With remote controlled roller door, eaves storage, power and light is connected.

OUTSIDE

Enclosed garden to the side of the property with a brick boundary, planted borders, garden shed, security lighting, outside tap, paved patio seating area, and a path leading to the garage.

ADDITIONAL INFORMATION

There is a maintenance charge associated with this property.

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

