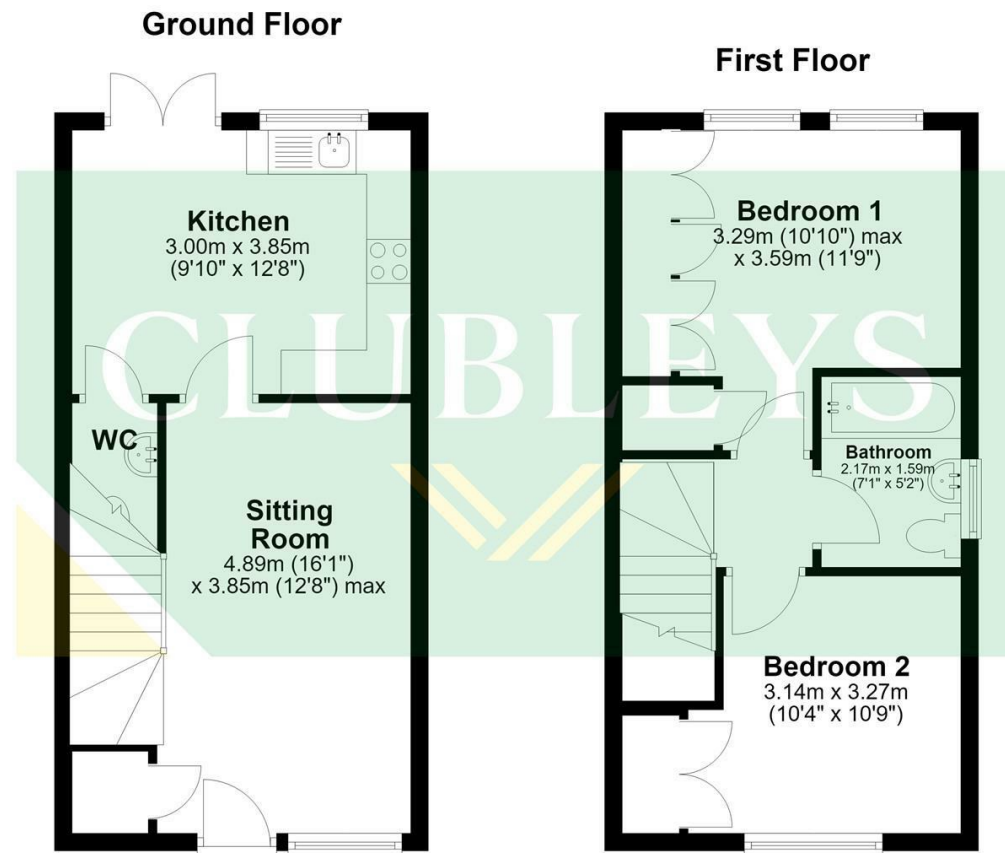




6, Watson Dene,
Pocklington, YO42 2WB
£225,000



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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.

This impeccably presented end terraced home which combines thoughtful contemporary design with a welcoming atmosphere. Ideally positioned on the edge of the Yorkshire Wolds, it offers the best of both worlds: convenient access to the amenities of Pocklington and York yet moments from open countryside.

The kitchen is appointed with contemporary cabinetry in a neutral soft palette and a full suite of integrated appliances: dishwasher, hob, oven washing machine and fridge freezer. The ground floor is completed by a modern cloakroom.

The lounge is located to the front of the property with karndean flooring offering a striking open view over the playing fields from the front introduces depth, elevating the aesthetic appeal. Upstairs there are two well-proportioned double bedrooms both with fitted wardrobes offering comfort and flexibility. They are served by a stylish family bathroom with quality tiling, a bath with shower over, and contemporary fittings.

There are two allocated car parking spaces and enclosed rear garden. Set within a highly regarded development by award-winning developer Mulgrave Properties. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



www.clubleys.com



SITTING ROOM

4.89m x 3.85m (16'0" x 12'7")

Entered via a composite front entrance door, having Karndean flooring, radiator, storage cupboard, double glazed window to the front elevation and stairs to the first floor accommodation.

DINING KITCHEN

3.00m x 3.85m (9'10" x 12'7")

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, electric hob with extractor hood above, integrated appliances including electric oven, dishwasher, washing machine, and fridge/freezer. Karndean flooring, radiator, recess lighting, double doors to the rear elevation and double glazed window to the rear elevation.

CLOAKROOM/WC

0.97m x 1.68m (3'2" x 5'6")

Fitted suite comprising low flush WC, pedestal hand basin, extractor fan, Karndean flooring and a radiator.

LANDING**BEDROOM ONE**

3.59m x 3.29m (11'9" x 10'9")

Fitted wardrobes to one wall, storage cupboard, radiator and two double glazed windows to the rear elevation.

BEDROOM TWO

3.27m x 3.14m (10'8" x 10'3")

Fitted wardrobes, radiator and double glazed window to the front elevation overlooking Pocklington football field.

BATHROOM

1.68m x 2.15m (5'6" x 7'0")

Modern fitted suite comprising bath with mixer tap, Aqualisa shower over and side screen, pedestal hand basin, low flush WC, chrome ladder style radiator, part tiled walls, fitted cupboard and opaque double glazed window to the side elevation.

OUTSIDE

Fully enclosed rear garden, mainly laid to lawn with paved patio seating area, outside tap and garden shed.

Two allocated parking spaces.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

APPLIANCES

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

SERVICES

Mains gas, water, electricity and drainage. Full fibre broadband.

