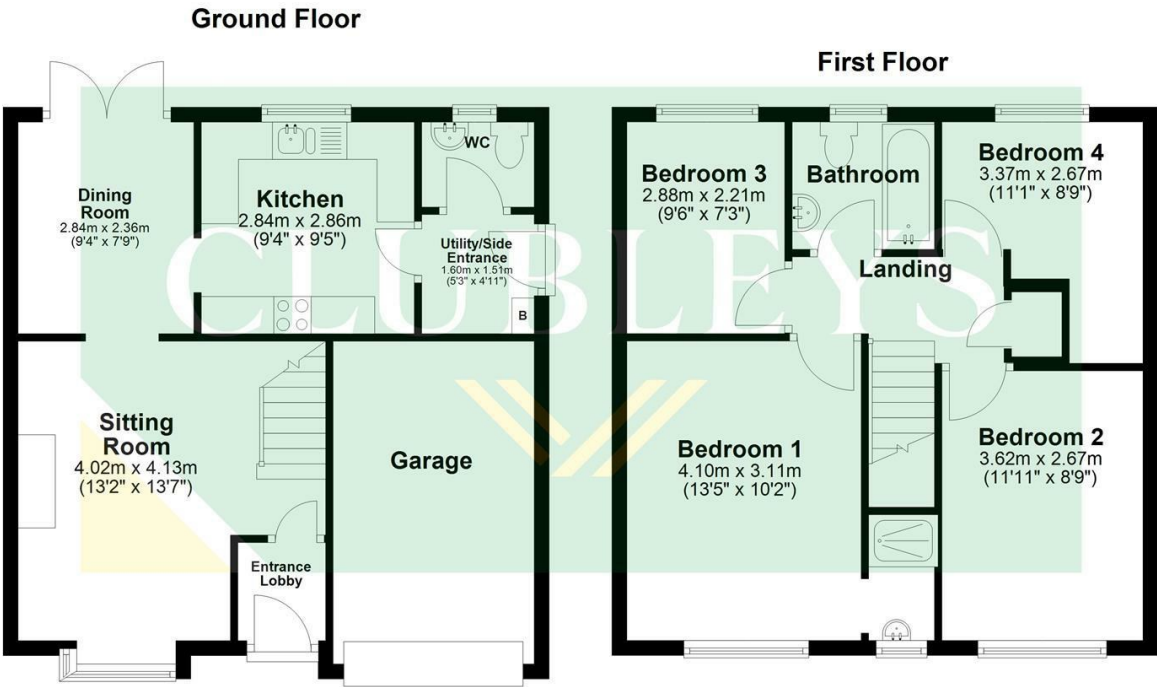


47, Harper Close,
Pocklington, YO42 2GW
Offers Over £275,000



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.

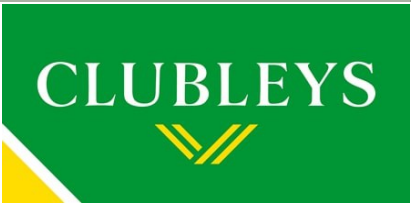
MATERIAL INFORMATION

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.

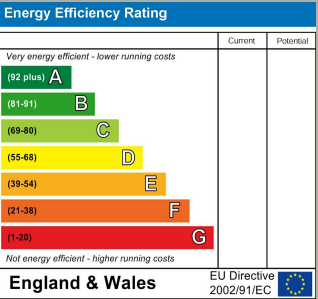
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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



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.

Realistically priced to reflect the work required, this four-bedroom detached home is situated at the end of a quiet cul-de-sac and benefits from private parking for several vehicles. The property offers a separate sitting room and dining room, a kitchen with adjoining utility room, and four bedrooms, including a principal bedroom with en-suite shower room, alongside the main house bathroom. Externally, there is a generously sized garden and an integral garage. We feel this is a fantastic opportunity to put your own stamp on a well-positioned family home.

Offered with no chain.

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

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ENTRANCE LOBBY

1.42m x 1.29m (4'7" x 4'2")

Entered via a front entrance door, laminate flooring and a radiator.

SITTING ROOM

4.13m x 4.02m (13'6" x 13'2")

Double glazed window to the front elevation, wall mounted fire, laminate flooring, two radiators, coving to the ceiling and double glazed window to the front elevation.

Opening to;

DINING ROOM

2.84m x 2.36m (9'3" x 7'8")

Double doors to the rear elevation, laminate flooring, radiator and coving to the ceiling.

KITCHEN

2.84m x 2.86m (9'3" x 9'4")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated Beko oven, four ring gas hob with extractor hood over, part tiled walls, linoleum flooring and double glazed window to the rear elevation.

UTILITY/SIDE ENTRANCE

1.65m x 1.49m (5'4" x 4'10")

Worcester wall mounted gas boiler, radiator and side personal door.

CLOAKROOM/WC

1.14m x 1.51m (3'8" x 4'11")

Fitted suite comprising WC, hand basin with mixer tap, radiator and opaque double glazed window to the rear elevation.

LANDING

Airing cupboard and access to the loft.

BEDROOM ONE

4.10m x 3.11m (13'5" x 10'2")

Double glazed window to the front elevation, radiator, coving to the ceiling.

Opening to;

EN-SUITE SHOWER ROOM

Shower cubicle and hand basin, tiled walls, extractor fan and opaque double glazed window to the front elevation.

BEDROOM TWO

3.62m x 2.67m (11'10" x 8'9")

Double glazed window to the front elevation, recess lighting, coving to the ceiling and a radiator.

BEDROOM THREE

2.88m x 2.21m (9'5" x 7'3")

Double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

2.67m max x 3.37m max (8'9" max x 11'0" max)

Double glazed window to the rear elevation and a radiator.

BATHROOM

1.94m x 1.71m (6'4" x 5'7")

Fitted suite comprising bath with mixer tap and shower over with side screen, hand basin with mixer tap, WC, extractor fan, shaver point, radiator, and opaque double glazed window to the rear elevation.

INTEGRAL GARAGE**OUTSIDE**

Offering ample parking to the front.

Enclosed rear garden to the rear.

ADDITIONAL INFORMATION;**APPLIANCES**

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

SERVICES

Mains Gas, Water, Electricity, and Drainage.

Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

