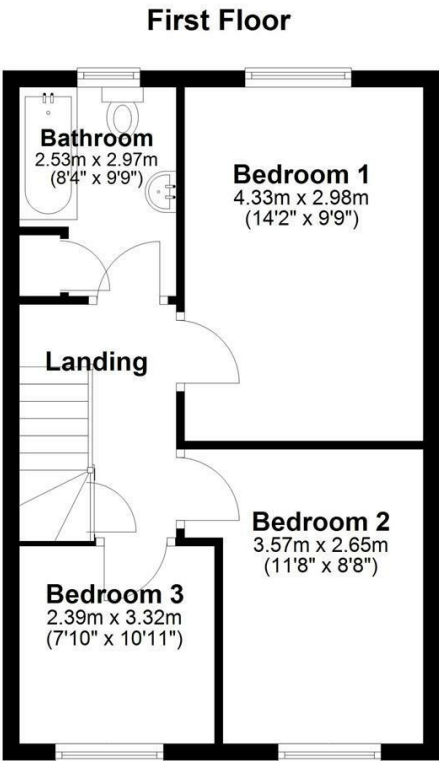
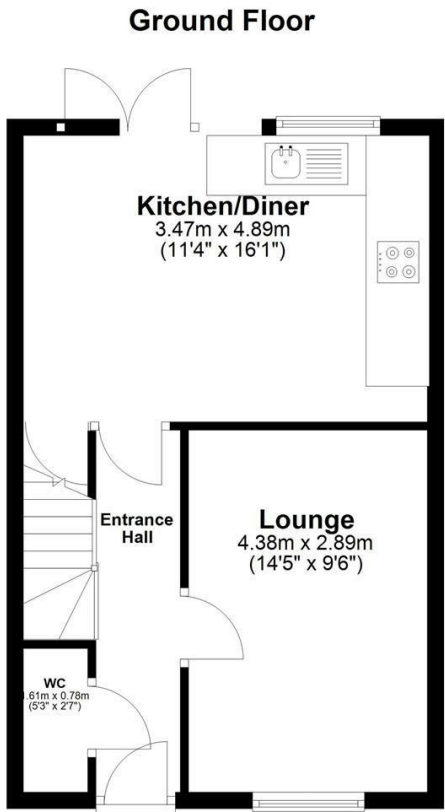


5, Frear Close,  
Pocklington, YO42 2UL  
£250,000



**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.

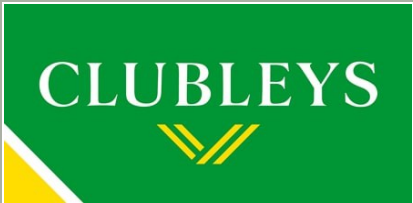
**MATERIAL INFORMATION**

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.

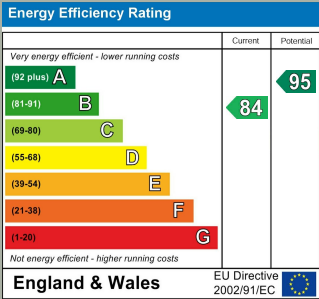
**MORTGAGES**

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](mailto: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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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 2022 by Harron Homes, this semi-detached home offers modern, comfortable living, the property features, spacious living room perfect for relaxing, contemporary kitchen/dining room with direct access to the rear garden three well-proportioned bedrooms and a stylish family bathroom. Off-street parking for two vehicles to the front of the property.

This home is an ideal purchase for a wide range of buyers, including first-time buyers, families, and investors alike.

The property is a blank canvass and ready to move into.

Early viewing is highly recommended.

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



[www.clubleys.com](http://www.clubleys.com)





**ENTRANCE HALL**

4.38m x 1.03m (14'4" x 3'4" )

Entered via a composite front entrance door, stairs to the first floor accommodation and radiator.

**CLOAKROOM/WC**

1.60m x 0.92m (5'2" x 3'0" )

Low flush WC, corner wash hand basin, radiator, extractor fan and part tiled walls.

**LOUNGE**

2.89m x 4.41m (9'5" x 14'5" )

Double glazed window to the front elevation and radiator.

**DINING KITCHEN**

3.46m x 5.04m (11'4" x 16'6" )

Fitted with a range of wall and base units, one and half stainless steel sink and drainer unit with mixer tap, four ring gas hob, electric oven with extractor hood over, built in dishwasher, space for fridge freezer and plumbing for a washing machine. Double glazed window to the rear elevation, radiator, under stairs cupboard, recessed lighting and double glazed patio doors to the rear.

**LANDING**

2.81m x 2.00m max (9'2" x 6'6" max )

Storage cupboard, radiator and loft access.

**BEDROOM ONE**

4.31m x 2.97m (14'1" x 9'8" )

Double glazed window to the rear elevation and radiator.

**BEDROOM TWO**

2.66m x 3.56m excluding the door recess (8'8" x 11'8" excluding the door recess)

Double glazed window to the front elevation and radiator.

**BEDROOM THREE**

2.36m x 2.32m (7'8" x 7'7" )

Double glazed window to the front elevation and radiator.

**BATHROOM**

1.97m x 2.55m (6'5" x 8'4" )

Fitted suite comprising bath with shower over, wash hand basin, low flush WC, radiator, shaver point, opaque double glazed window to the rear, extractor fan, storage cupboard.

**OUTSIDE**

Two parking spaces to the front of the property. To the rear there is a fully enclosed garden laid to lawn with paved seating area, garden shed and outside tap.

**ADDITIONAL INFORMATION**

There is a maintenance fee associated with this property.

**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 C.

