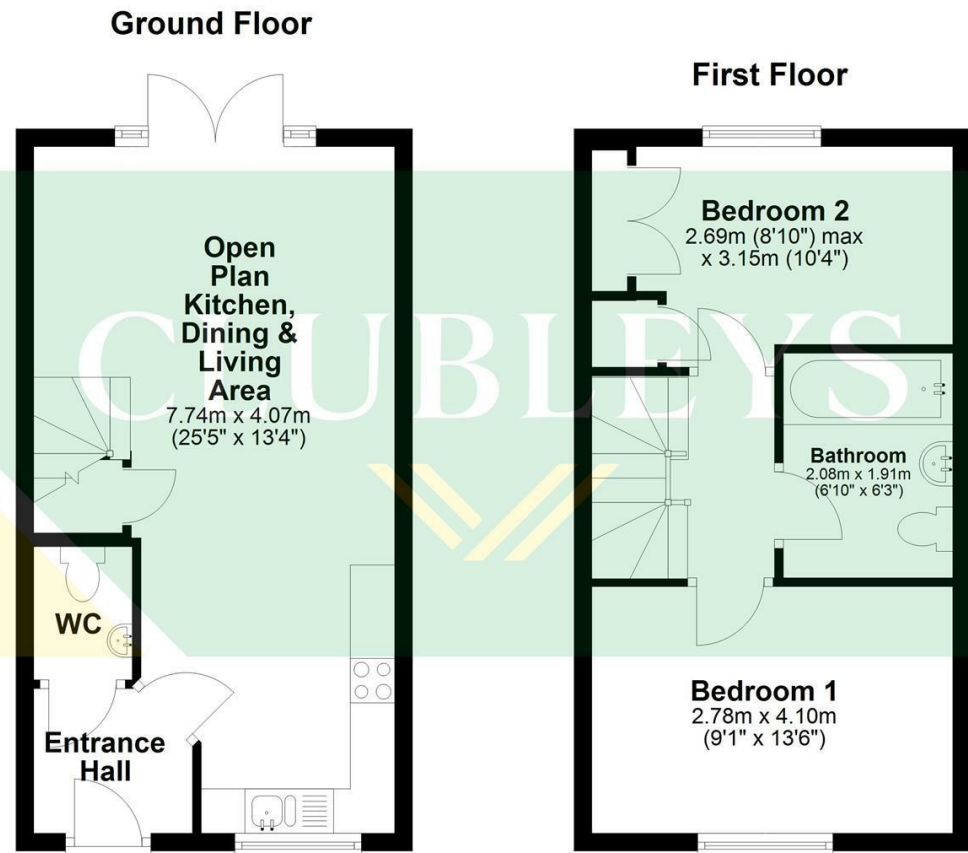




10, Johnson Drive,
Pocklington, YO42 2UB
£225,000



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

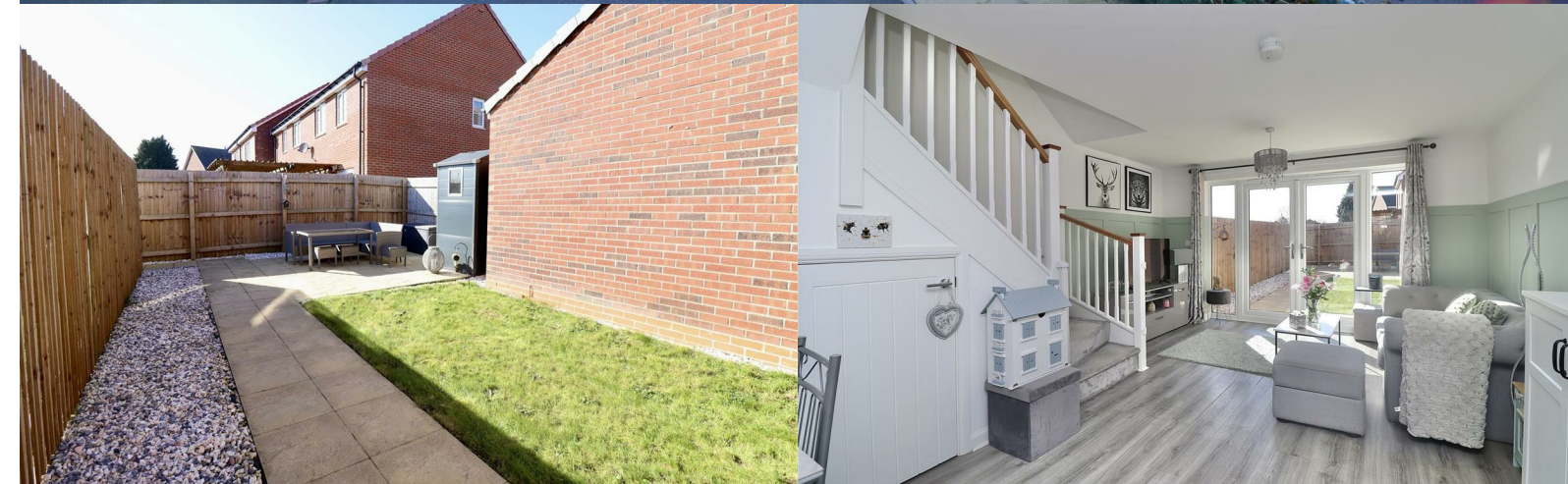
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



Situated at the end of a quiet cul-de-sac, this beautifully presented semi-detached home offers stylish and comfortable living throughout.

The ground floor features a spacious open-plan kitchen, dining, and living area—ideal for modern lifestyles—along with a convenient downstairs WC. Upstairs, the property offers two well-proportioned double bedrooms and a contemporary family bathroom.

Externally, the home benefits from off-street parking to the front, as well as an additional shared parking space. To the rear, a west-facing garden enjoys plenty of afternoon and evening sunshine, with a lovely patio seating area perfect for relaxing or entertaining.

Occupying a desirable position at the end of the cul-de-sac.

This is a fantastic opportunity for first-time buyers, downsizers, or investors alike.

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



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www.clubleys.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (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.



www.clubleys.com



ENTRANCE HALL

1.63m x 1.79m (5'4" x 5'10")

Entered via a composite front entrance door, having wood panelling, and a radiator.

CLOAKROOM/WC

1.11m x 1.50m (3'7" x 4'11")

Fitted suite comprising low flush WC, hand basin with mixer tap, wood panelling, extractor fan, and a radiator.

OPEN PLAN KITCHEN, DINING & LIVING AREA

4.07m x 7.74m (13'4" x 25'4")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring gas hob with extractor over, integrated oven, plumbing for a washing machine, and gas boiler in concealed cupboard. Double glazed window to the front elevation, stairs to the first floor accommodation, under stairs cupboard, recess lighting, wood panelling, laminate flooring, and double doors to the rear elevation.

LANDING

Access to the loft.

BEDROOM ONE

4.10m x 2.78m (13'5" x 9'1")

Double glazed window to the front elevation, wood panelling to one wall, and a radiator.

BEDROOM TWO

2.69m x 3.15m (8'9" x 10'4")

Fitted wardrobes, storage cupboard, radiator, and a double glazed window to the rear elevation.

BATHROOM

2.08m x 1.91m (6'9" x 6'3")

Fitted suite comprising a bath with shower over, pedestal hand basin, low flush WC, extractor fan, recess lighting, and a radiator.

OUTSIDE

The property benefits from a well-maintained rear garden, fully enclosed and mainly laid to lawn, with a patio seating area ideal for outdoor dining and entertaining. An outside tap is also conveniently installed.

To the front of the property, there is one allocated parking space, along with access to a shared visitor parking space.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

APPLIANCES

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

SERVICESMains Gas, Water, Electricity, and Drainage.
Telephone connection subject to renewal by British Telecom.**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

