



Built by award winning builder Mulgrave in 2018 this two bed end terraced house offers an excellent opportunity to acquire this stunning modern home. Offering Lounge with stairs leading to first floor accommodation, high quality open plan dining kitchen with a host of integrated appliances, useful cloakroom/w.c, two double bedrooms and bathroom This beautifully maintained property has been improved by the current owners.

There is a front and rear garden and parking for two cars.

Excellent opportunity for the first time buyer, investment opportunity or bolt hole.

Viewing is simply a must!

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



Tenure: Freehold
East Riding of Yorkshire
BAND: B

LOUNGE

3.90m x 4.93m (12'9" x 16'2")

A most welcoming entrance into this tastefully presented home, having double glazed window to the front elevation, laminate flooring, radiator, stairs to the first floor accommodation and useful storage cupboard

DINING KITCHEN

3.00m x 3.89m (9'10" x 12'9")

Fitted with a matching arrangement of wall and base units with working preparation, built in double electric oven, four ring induction hob, extractor fan above, built in fridge and freezer, one and half sink unit, built in washing machine, double glazed window to the rear elevation, tiled flooring, gas central heating boiler in concealed cupboard and door to the rear garden.

CLOAKROOM/W.C

0.95m x 1.70m (3'1" x 5'6")

Well equipped suite comprising low level WC with push button, wash hand basin, radiator, part tiled and laminate flooring

LANDING

BEDROOM ONE

3.16m x 2.77m (10'4" x 9'1")

Having double glazed window to the front elevation, feature wood panelling to one wall, radiator and cupboard with hanging rail.

BEDROOM TWO

2.61m x 3.91m (8'6" x 12'9")

Two double glazed windows to the rear elevation, radiator and access to the loft

BATHROOM

1.70m x 2.16m (5'6" x 7'1")

Fitted white suite comprising low level WC with push button, panelled bath with shower over, double glazed window to the side elevation, tiled flooring and heated towel rail.

OUTSIDE

Front garden with path approach leading to the front of the property. Enclosed rear garden which is fenced and enclosed, laid to lawn, extensive patio and side gate leading to the two allocated parking spaces.

There is a useful outside cold water tap and external security lights to the front and rear.

ALLOCATED TWO PARKING SPACES

ADDITIONAL INFORMATION

Please note there is a maintenance charge associated with this property.

The property has hardwired cables for internet and ethnic electric plug sockets making it a smart modern home.

SERVICES

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

APPLIANCES

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

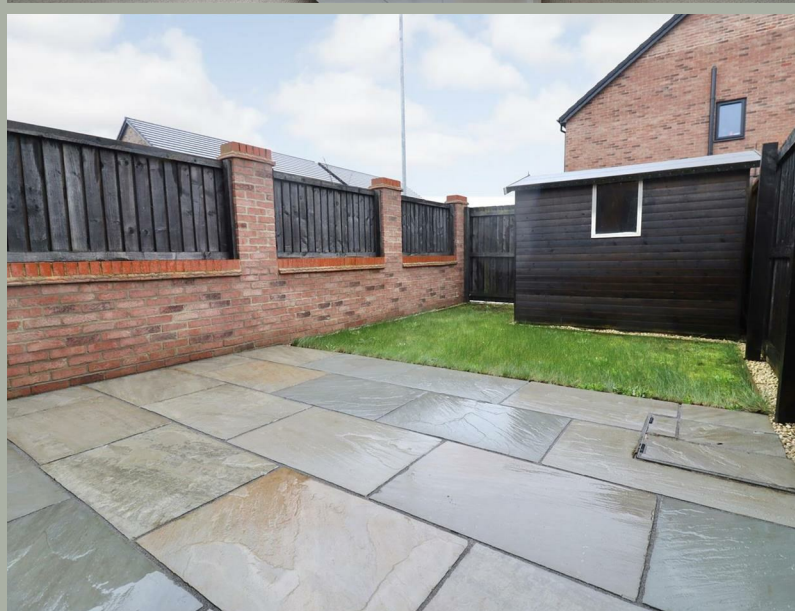
MAINTENANCE FEES

There is a service charge associated with this property.

COUNCIL TAX BAND

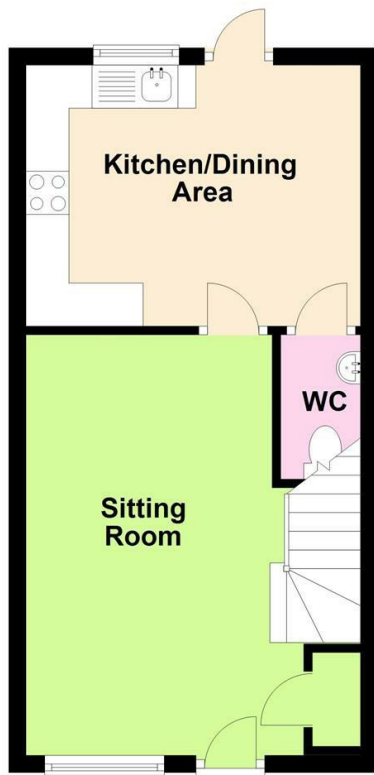
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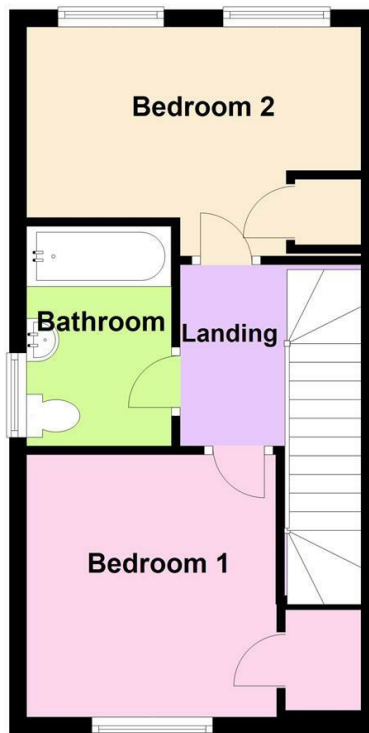


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

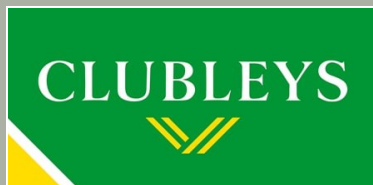
FREE VALUATIONS FOR SALE

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.

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

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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.