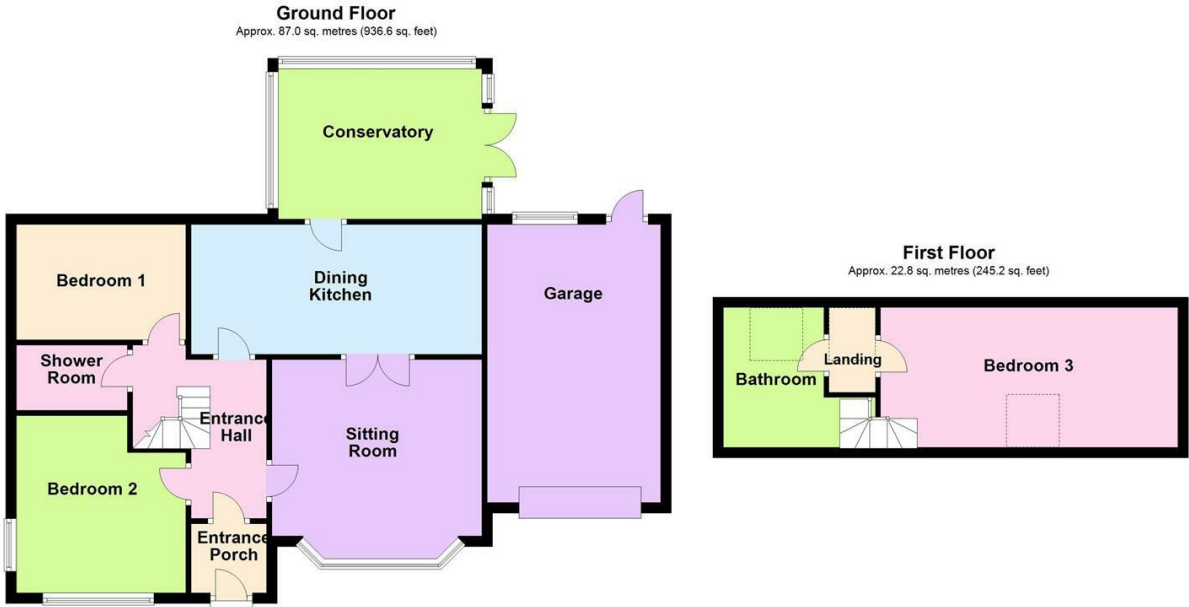




Cintra, 14, St. Helens Avenue,
Pocklington, YO42 2JF
£335,000



A detached bungalow situated within a popular residential location on the fringes of Pocklington. This excellent bungalow has been extended to provide a superb first floor bedroom and bathroom. In brief, the accommodation provides an entrance hall, good sized sitting room with an impressive feature fireplace, dining kitchen, conservatory, two bedrooms and a bathroom, on the ground floor. Outside the property provides a corner plot position with gardens to the front, rear and side along with a good sized driveway leading to a single garage.

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

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

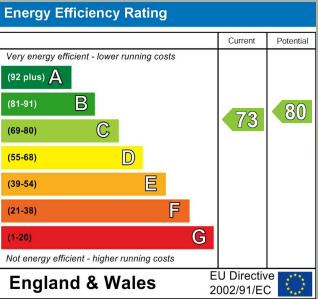
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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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.



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ENTRANCE PORCH

1.43m x 1.31m (4'8" x 4'3")

Entered via Upvc front entrance door and ceramic tiling.

ENTRANCE HALL

3.76m x 1.56m (12'4" x 5'1")

Further front door, radiator and power points.

SITTING ROOM

3.99m x 4.24m (13'1" x 13'10")

Two radiators, solid fuel stove, power points, bay double glazed window to front elevation, double glazed window to side elevation and double doors leading to

DINING KITCHEN

5.65m x 2.65m (18'6" x 8'8")

Fitted wall and floor units with work surfaces, stainless steel sink unit with mixer taps, built in oven and hob with cooker hood over, double radiator, power points, two double glazed window to rear elevation, and double doors leading

CONSERVATORY

3.85m x 2.85m (12'7" x 9'4")

Ceramic flooring, power points and door to garden.

BEDROOM ONE

3.64m x 3.06m (11'11" x 10'0")

Fitted cupboard, radiator, power points, radiator and double glazed window to rear.

BEDROOM TWO

3.66m x 3.22m (12'0" x 10'6")

Fitted wardrobes, radiator, power points, radiator and double glazed window to front elevation.

SHOWER ROOM

2.65m x 1.58m (8'8" x 5'2")

White suite comprising double shower cubicle, pedestal hand basin, low flush WC, radiator, part tiled and opaque double glazed window to side.

LANDING**BEDROOM THREE**

5.65m x 3.44m (18'6" x 11'3")

Radiator, power points and Velux window.

BATHROOM

2.69m x 2.95m (8'9" x 9'8")

Fitted shower, panelled bath, pedestal hand basin, part tiled and radiator.

GARAGE

5.28m x 3.29m (17'3" x 10'9")

Electric up and over, rear entrance door, plumbing for automatic washing machine, power and light is connected, wall mounted Worcester gas central heating boiler.

GARDEN

Situated in a established garden, lawned with borders, greenhouse and pond.
Parking to the front.

ADDITIONAL INFORMATION**SERVICES**

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

APPLIANCES

None of the appliances have been tested by the agents.

