



A beautifully presented and immaculately maintained three-bedroom end-terraced home, built by awarding builder Mulgrave. This attractive, turn-key property is ideal for first time buyers, growing families, investors or those looking to downsize.

The well-planned accommodation briefly comprises an entrance hall, cloakroom/WC, a comfortable sitting room, and a modern dining kitchen with integrated appliances and patio doors opening onto the rear garden. To the first floor are a generous master bedroom, two further bedrooms, and a contemporary house bathroom.

Externally, the property benefits from a fully enclosed rear garden with a patio seating area, along with two off street parking spaces located to the side of the property.

Viewing is essential to appreciate this beautifully presented home.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

#### ENTRANCE HALL

2.06m x 4.89m (6'9" x 16'0" )

Entered via front entrance door, radiator, laminate flooring, recess lighting, wood panelling, cupboard and stairs to the first floor accommodation.

#### CLOAKROOM/WC

1.81m x 0.88m (5'11" x 2'10" )

Fitted suite comprising corner hand basin, low level WC, radiator, extractor fan, part tiled walls and tiled flooring.

#### LOUNGE

2.74m x 4.89m (8'11" x 16'0" )

Built in electric fire with media wall, radiator and double glazed window to the front elevation.

#### DINING KITCHEN

3.02m x 4.93m (9'10" x 16'2" )

Fitted with a matching arrangement of floor and wall cupboards with work surfaces, stainless steel sink unit, integrated appliances including fridge freezer, dishwasher and washing machine, oven, induction hob with extractor hood over, wall mounted gas central heating boiler, recess lighting, radiator, double doors to the rear elevation and double glazed window to the rear elevation.

#### LANDING

Storage cupboard and access to the loft.

#### BEDROOM ONE

3.83m x 3.15m (12'6" x 10'4" )

Double glazed window to the front elevation, radiator and storage off.

#### BEDROOM TWO

2.72m x 3.05m (8'11" x 10'0" )

Double glazed window to the rear elevation, wood paneling, and radiator.

#### BEDROOM THREE

2.15m x 2.60m (7'0" x 8'6" )

Double glazed window to the rear elevation, radiator and laminate flooring.

#### FAMILY BATHROOM

1.70m x 2.51m (5'6" x 8'2" )

Fitted suite comprising bath with shower over and side screen, low level WC, floating hand basin, chrome radiator, extractor fan, tiled flooring, recess

lighting and opaque double glazed window to the side elevation.

#### OUTSIDE

Lawned garden to the front.

South facing rear garden, laid to lawn, patio seating area and rear pedestrian gate.

#### PARKING TO THE SIDE

Two parking spaces to the side of the property.

#### ADDITIONAL INFORMATION

There is a management 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

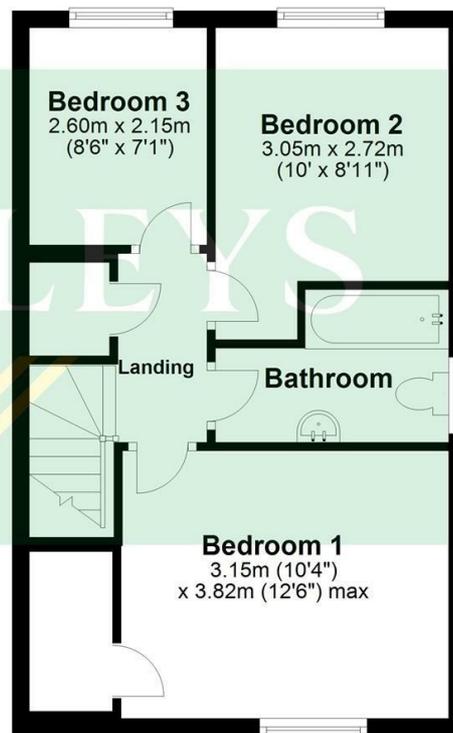
East Riding of Yorkshire Council - Council Tax Band C.



## 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

### 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

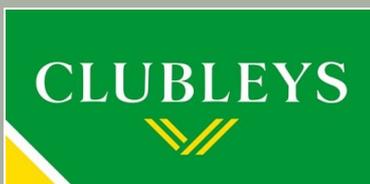
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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.