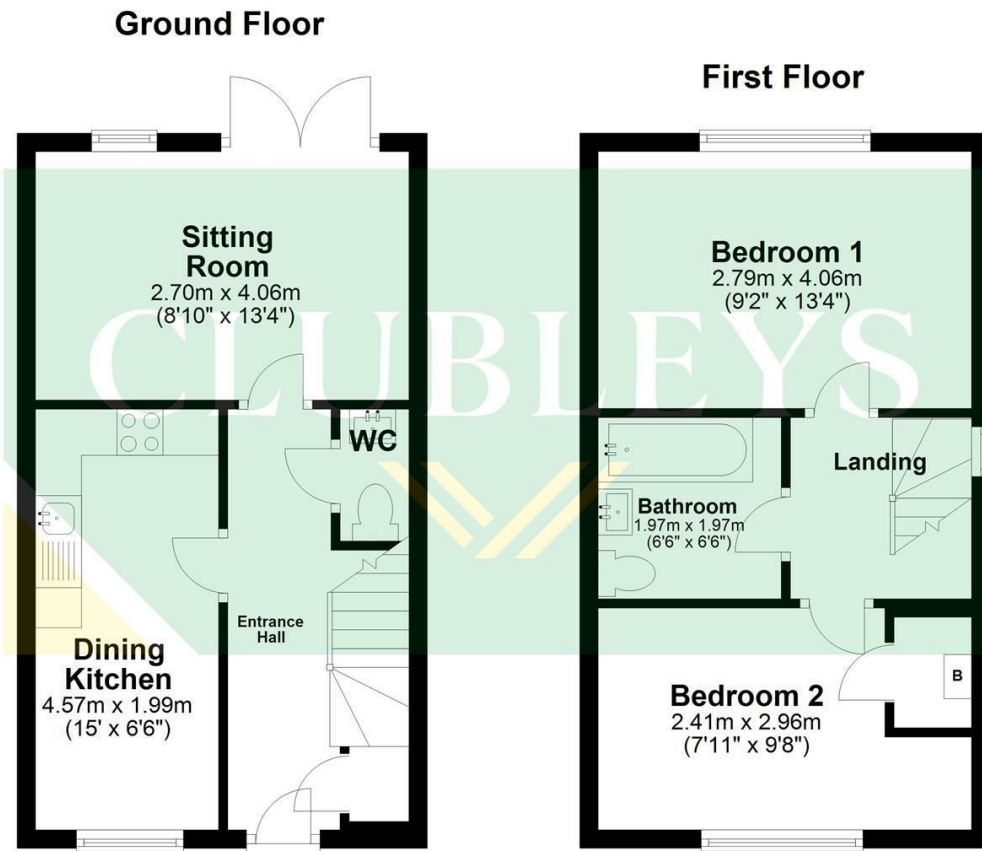




15, Robson Avenue,  
Pocklington, YO42 2TS  
£220,000



**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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	97
(92 plus) A	
(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.

A well-presented end-terraced home, built in 2020 by Bovis Homes, offering modern and stylish accommodation throughout.

The current owners have undergone a programme of improvements including re-decoration, new flooring, and oak internal doors.

Offering entrance hall, downstairs cloakroom/WC, and a spacious rear-facing lounge. To the first floor are two well-proportioned bedrooms and a contemporary house bathroom with brushed brass fittings.

Externally, the property benefits from two allocated parking spaces and an enclosed rear garden with garden shed which has light and electric sockets connected, ideal for outdoor entertaining.

An excellent opportunity for first time buyers, investors or those looking to downsize.

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



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



**ENTRANCE HALL**

Entered via a front entrance door, stairs to first floor accommodation, storage cupboard and radiator.

**CLOAKROOM/WC**

Fitted suite comprising low level WC, wash hand basin and radiator.

**DINING KITCHEN**

1.99m x 4.57m (6'6" x 14'11" )

Fitted with a matching arrangement of floor and wall cupboards with newly fitted quartz working surfaces, built in oven, four ring gas hob with extractor fan over, built in fridge/freezer, built in washing machine, tiled flooring and double glazed window to the front elevation.

**SITTING ROOM**

4.06m x 2.70m (13'3" x 8'10" )

Double glazed window to the rear elevation with fitted shutters, laminate flooring, double doors to the rear elevation again with fitted shutters and radiator.

**LANDING**

Double glazed window to the side elevation and access to loft which is boarded.

**BEDROOM ONE**

2.79m x 4.07m (9'1" x 13'4" )

Double glazed window to the rear elevation and radiator.

**BEDROOM TWO**

2.96m x 2.41m (9'8" x 7'10" )

Double glazed window to the front elevation, radiator and airing cupboard housing gas fired central heating combi boiler.

**BATHROOM**

1.96m x 1.97m (6'5" x 6'5" )

Fitted suite comprising panelled bath with shower over and side screen, low flush WC, pedestal hand basin with brush brassed fittings, partly tiled walls, extractor fan, and radiator.

**OUTSIDE**

South Westerly facing rear garden, lawned with patio seating area, garden shed which has light and electric sockets connected.

To the front of the property are two allocated parking spaces.

**ADDITIONAL INFORMATION**

There is a maintenance charge associated with this property.

**SERVICES**

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

**APPLIANCES**

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

