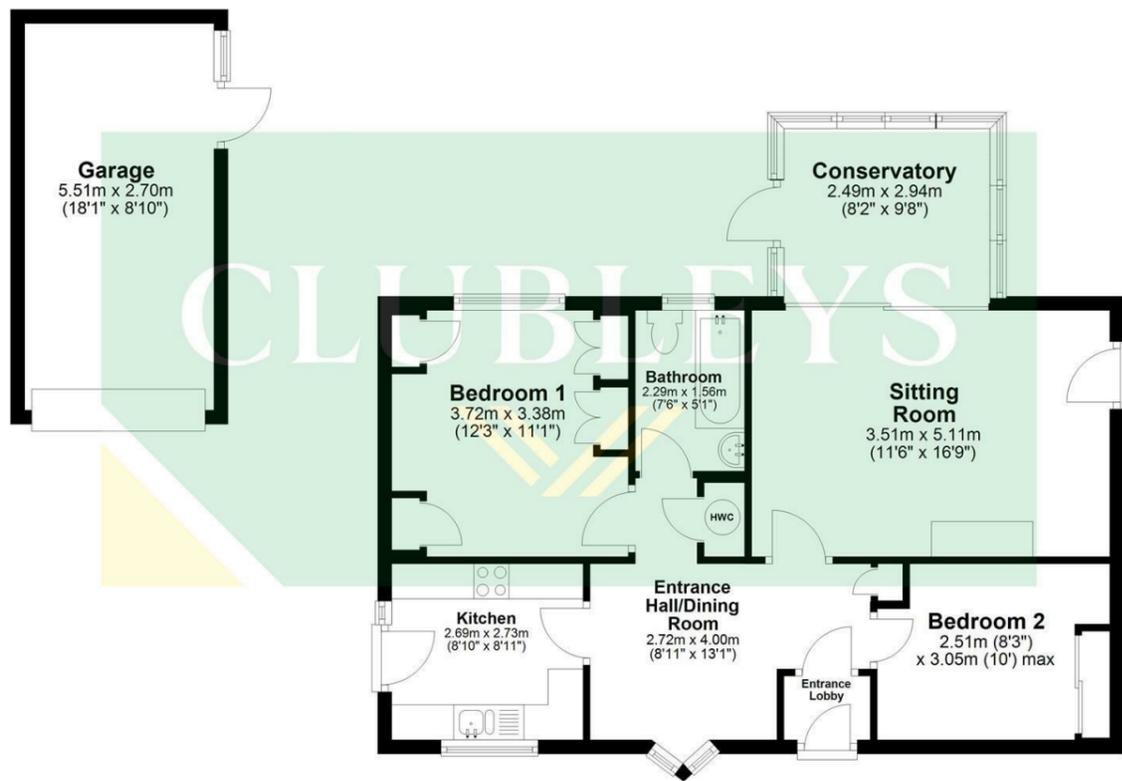


Ground Floor



**6, Rowan Court,
Pocklington, YO42 2GF
Offers Over £300,000**



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

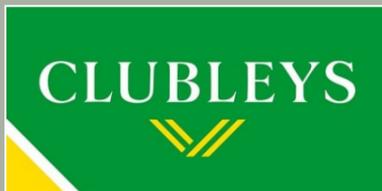
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(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.

Situated in a peaceful cul-de-sac in a sought-after location, this well maintained two bedroom detached bungalow offers low maintenance living just a short walk from Pocklington Town Centre and Bumby Hall Gardens.

The well-appointed bungalow features an entrance lobby leading into a spacious entrance hall/dining room, a pleasant sitting room, leading onto the conservatory which overlooks the garden, a practical well-equipped kitchen, two well proportioned bedrooms both with fitted wardrobes and a bathroom.

Outside, there's a private, low maintenance rear garden, offering a quiet outdoor space.

Driveway leading to a detached garage.

Offered with no onward chain, this bungalow is an excellent opportunity to acquire a comfortable home in a tranquil setting. Early viewing is highly recommended.

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



www.clubleys.com



ENTRANCE LOBBY

0.91m x 1.21m (2'11" x 3'11")

Entered via a composite front entrance door, electric heater and coving to the ceiling.

ENTRANCE HALL/DINING ROOM

2.72m x 4.00m (max) (8'11" x 13'1" (max))

Oriel double glazed window to the front elevation, coving to the ceiling, electric heater and storage cupboard.

BEDROOM ONE

3.37m x 3.72m (max) (11'0" x 12'2" (max))

Fitted wardrobes with mirrored fronts, storage cupboard, electric heater and double glazed window to the rear elevation.

INNER LOBBY

Airing cupboard housing the hot water cylinder.

BATHROOM

2.29m x 1.52m (7'6" x 4'11")

Coloured suite comprising a panelled bath with shower over, pedestal wash hand basin, low flush WC, electric towel rail, fully tiled walls, dimplex electric heater and opaque double glazed window to the rear elevation.

BEDROOM TWO

3.06m (measured to fitted w/d) x 2.51m (10'0"

(measured to fitted w/d) x 8'2")

Mirrored front wardrobes, electric heater and double glazed window to the front elevation.

SITTING ROOM

3.51m x 5.11m (11'6" x 16'9")

Living flame gas fire in feature surround, coving to the ceiling, UPVC side door and sliding doors leading to the conservatory.

CONSERVATORY

2.94m x 2.49m (9'7" x 8'2")

Double glazed PVC construction with door leading to the rear garden.

FITTED KITCHEN

2.69m x 2.73m (8'9" x 8'11")

Range of floor and wall cupboards with working surfaces incorporating stainless steel sink unit with mixer tap, integrated appliances including fridge, dishwasher, electric oven and four ring gas hob. Double glazed window to the front and side elevation, side door and recess lighting.

DETACHED GARAGE

5.51m x 2.70m (18'0" x 8'10")

Remote controlled door, personal side door, double glazed window to the side elevation, plumbing for washing machine and space for tumble dryer.

OUTSIDE

To the rear is a fully enclosed garden designed for ease of maintenance, featuring a paved seating area, outside tap and a variety of established shrubs. Lawned garden to the front. The property also benefits from a block paved driveway positioned to the side of the property, providing off road parking and access to the detached garage.

ADDITIONAL INFORMATION**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.

