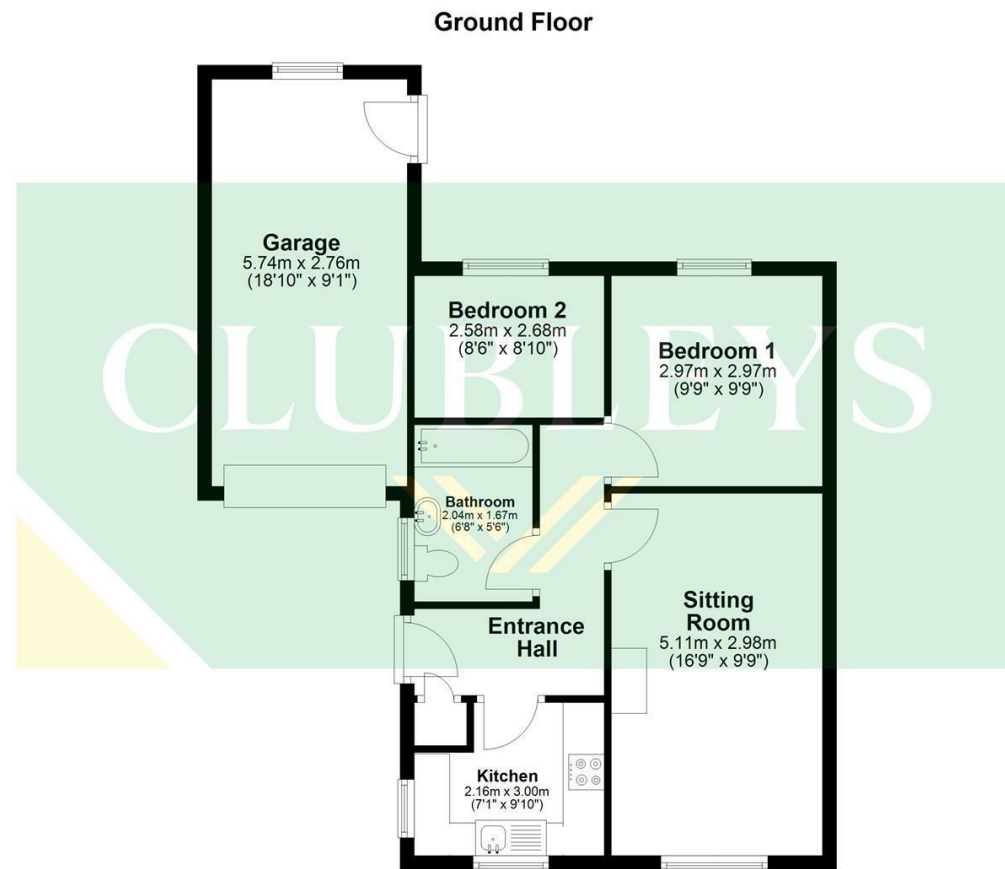




18, Chapel Hill Road,
Pocklington, YO42 2JQ
£245,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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		61	
(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-maintained detached bungalow offering excellent potential for extension to the rear (subject to the necessary planning permissions). Situated in a quiet cul de sac on an established estate. The property comprises a welcoming side entrance hall, a comfortable lounge, a fitted kitchen, two well-proportioned bedrooms, and a modern, well-appointed shower room.

Externally, the home benefits from a generous driveway providing ample off-street parking and leading to a garage. There are also attractive good sized front garden and south west facing rear gardens, ideal for outdoor enjoyment.

Offered to the market with no onward chain, this property presents a fantastic opportunity for buyers seeking a home with both immediate comfort and future potential.

A Viewing is strictly by appointment.

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



www.clubleys.com



ENTRANCE HALL

Entered via a UPVC side entrance door, airing cupboard housing gas fired central heating boiler and a radiator.

FITTED KITCHEN

3.00m x 2.16m (9'10" x 7'1")
Fitted with a range of floor and wall units, working surfaces incorporating stainless steel sink unit, integrated electric oven, ceramic hob with extractor hood above, integrated dishwasher and fridge, plumbing for a washing machine. Double glazed window to the front and side elevation and tiled flooring.

SITTING ROOM

5.11m x 2.98m (16'9" x 9'9")
Large double glazed window to the front elevation, brick surround fireplace, two radiators, TV ariel point and two wall light points.

BEDROOM ONE

2.97m x 2.97m (9'8" x 9'8")
Double glazed window to the rear elevation and radiator.

BEDROOM TWO

2.68m x 2.58m (8'9" x 8'5")
Double glazed window to the rear elevation, access to the loft and radiator.

SHOWER ROOM

1.67m x 2.04m (5'5" x 6'8")
White fitted suite comprising walk in shower, pedestal hand basin, low flush WC, laminate flooring, part tiled walls, radiator, extractor fan and opaque double glazed window to the side elevation.

GARAGE

5.54m x 2.76m (18'2" x 9'0")
Up and over door, power and light is connected, personal side door and double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a driveway leading to the garage and a lawned garden with various shrubs.

Immediately beyond the bungalow is a large south west facing garden with paved patio seating area leading onto a lawned area with various plants and shrubs. The property also benefits from a garden store and outside tap.

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.

