



40, Sherbuttgate Drive,
Pocklington, YO42 2EL
£395,000



Total area: approx. 137.0 sq. metres (1475.1 sq. feet)



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

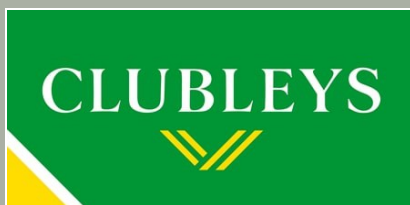
FREE VALUATIONS FOR SALE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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.

A wonderful opportunity to acquire this spacious and deceptive detached dormer bungalow situated in the older part of Sherbuttgate Drive. Over the years the property has undergone a programme of extensions. The accommodation is well planned throughout, comprising spacious entrance hall, separate cloakroom, sitting room with integrated electric fire, master bedroom with en-suite shower room, separate dining room/bedroom four, wonderful fitted kitchen, utility/rear entrance, on the first floor are two good sized bedroom and separate shower room.

Externally there is parking leading to tandem double garage, wonderful well established garden with attractive borders.

In summary this immaculate detached dormer bungalow in a highly regarded area.

This Property is Freehold . East Riding of Yorkshire Council. Council tax band C.



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ENTRANCE HALL

1.36m x 5.94m extending to 3.55m (4'5" x 19'5" extending to 11'7")
A most welcoming entrance having a timber front entrance door, under stairs cupboard and radiator.

SITTING ROOM

3.94m x 3.96m (12'11" x 12'11")
Double glazed window to the front and side elevation, integrated electric fire and coving to ceiling.

MASTER BEDROOM

3.34m x 3.66m (10'11" x 12'0")
Having a double glazed window to the front elevation, wall length fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

1.65m x 1.78m (5'4" x 5'10")
Shower cubicle, vanity hand basin, low flush WC and chrome radiator.

DINING ROOM/ BEDROOM

1.65m x 3.34m (5'4" x 10'11")
laminare flooring, radiator and double glazed window to the side.

CLOAKROOM/WC

1.41m x 1.94m (4'7" x 6'4")
WC, wash hand basin, opaque double glazed window to the side and radiator.

FITTED KITCHEN

5.50m x 3.84m (18'0" x 12'7")
Wren fitted kitchen with wall and base units and working surfaces. American style fridge freezer, Bosch double oven and induction hob with extractor hood. sink unit, laminate flooring and breakfast bar.

UTILITY

1.48m x 3.35m (4'10" x 10'11")
Plumbing for washing machine, circular sink unit, stable style door and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Velux window.

BEDROOM THREE

4.36m x 3.18m (14'3" x 10'5")
Double glazed window to the rear, radiator and fitted cupboards.

BEDROOM FOUR

3.91m x 3.27m (12'9" x 10'8")
Velux window, eaves storage and radiator.

SHOWER ROOM

1.66m x 4.30m (5'5" x 14'1")
A good sized shower room, fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, radiator, fitted cupboard housing gas central heating boiler and opaque double glazed window to the side.

TANDEM DOUBLE GARAGE

Up and over garage door, side personal door, power and light is connected.

OUTSIDE

Situated in the older part of Sherbuttgate. Driveway providing off road parking, garden to the front, lovely established rear garden, patio, lawned and borders.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

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

