



3, Rowntree Avenue,  
Pocklington, York, YO42 2SZ  
£230,000



This well-presented end-terrace home, built by Persimmon Homes, is ready to move straight into and is ideal for a range of buyers, including first-time buyers, families, and downsizers.

The property features a welcoming entrance hall with a convenient cloakroom/WC, a spacious sitting room, and a practical dining kitchen - perfect for everyday living.

Upstairs, the master bedroom benefits from an en-suite shower room, with two further bedroom and a family bathroom completing the first floor.

Outside, there is an enclosed rear garden with patio seating area, and the property also includes two allocated parking spaces.

Early viewing is highly recommended.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

#### ENTRANCE LOBBY

Entered via a UPVC entrance door having stairs to the first floor accommodation, and concealed radiator.

#### CLOAKROOM

0.93m x 1.67m (3'0" x 5'5" )

Fitted suite comprising WC, hand basin, radiator, and opaque double glazed window to the front elevation.

#### SITTING ROOM

3.66m x 4.36m (12'0" x 14'3" )

Wall mounted fire, under stairs cupboard, and double glazed window to the front elevation.

#### DINING KITCHEN

2.68m x 4.65m (8'9" x 15'3" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating four ring gas hob with extractor hood over, integrated electric oven and dishwasher, plumbing for a washing machine, gas boiler in concealed cupboard, and double doors to the rear elevation.

#### LANDING

Airing cupboard housing hot water cylinder, and access to the loft.

#### MASTER BEDROOM

2.94m x 2.96m (9'7" x 9'8" )

Wood paneling to one wall, cupboard off, radiator, and double glazed window to the front elevation.

#### EN-SUITE SHOWER ROOM

1.64m x 1.95m (5'4" x 6'4" )

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, ladder style towel radiator, extractor fan, part tiled walls, and opaque double glazed window to the front elevation.

#### BEDROOM TWO

2.29m x 2.86m (7'6" x 9'4" )

Double glazed window to the rear elevation and a radiator.

#### BEDROOM THREE

2.29m x 1.82m (7'6" x 5'11" )

Double glazed window to the rear elevation and radiator.

#### FAMILY BATHROOM

1.84m x 1.81m (6'0" x 5'11" )

Fitted suite comprising bath, pedestal hand basin, low flush WC, extractor fan, part tiled walls, ladder style radiator, and opaque double glazed window to the side elevation.

#### OUTSIDE

Fully enclosed rear garden with patio seating area and outside tap.

Two allocated parking spaces to the front of the property.

#### ADDITIONAL INFORMATION

There is a maintenance charge associated with this property.

#### APPLIANCES

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

#### SERVICES

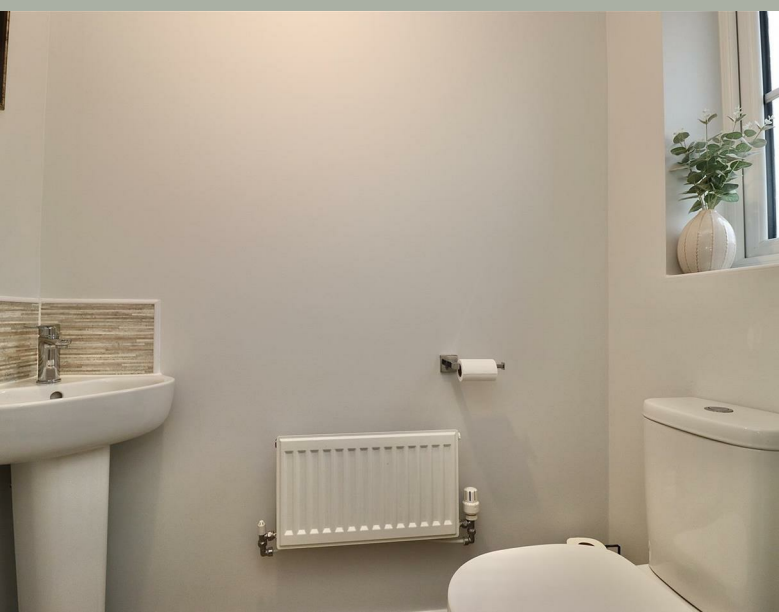
Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

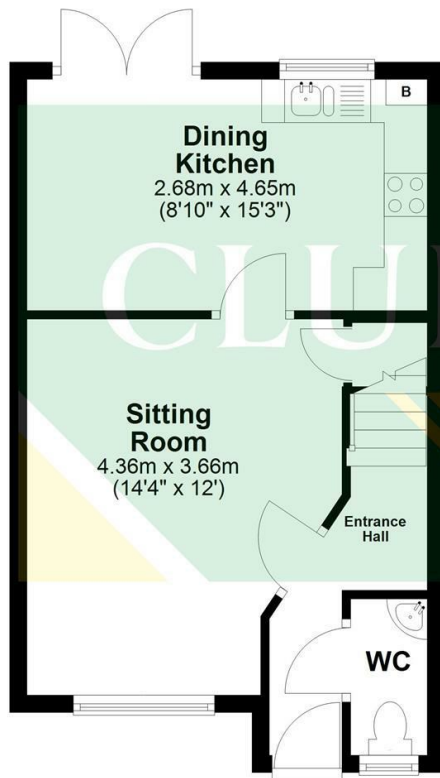


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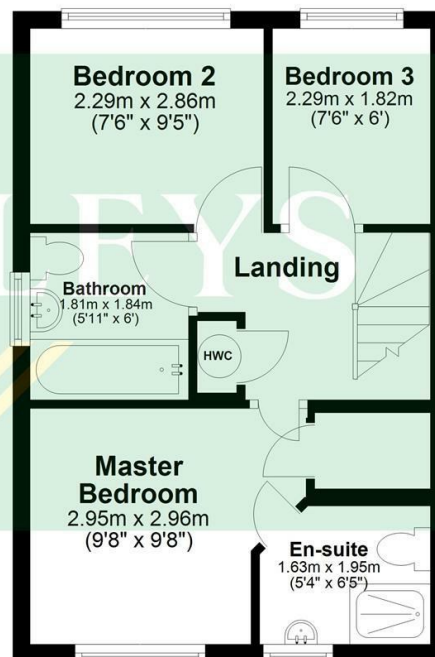


Estate Agents | Lettings Agents | Chartered Surveyors

## 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) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.