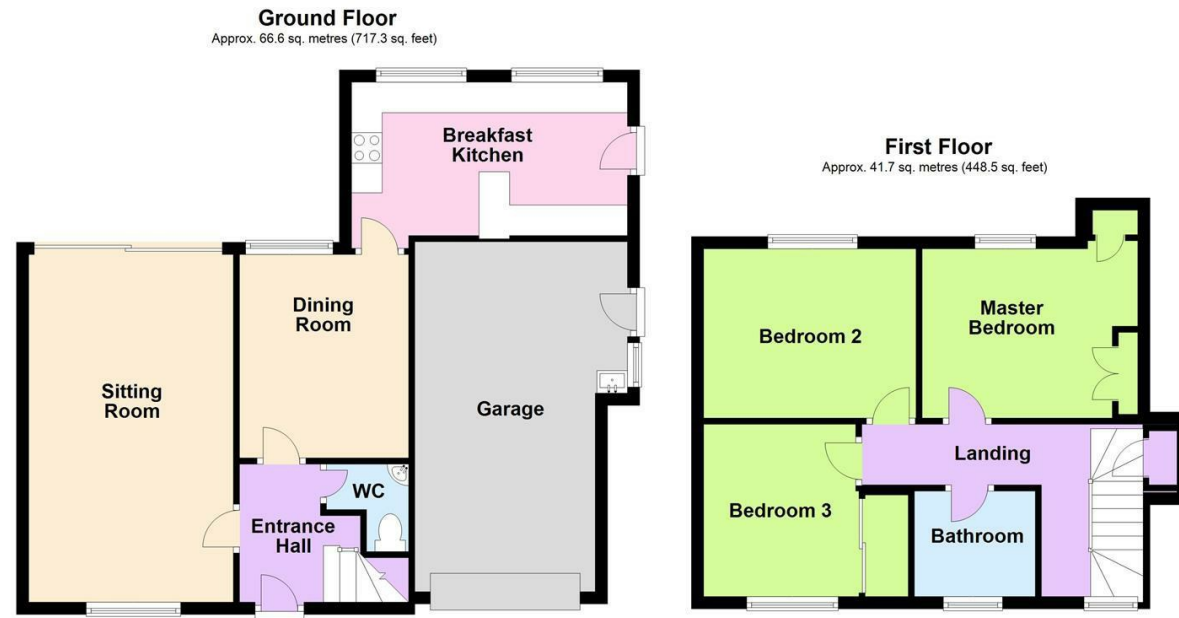




2, Mile End Park,
Pocklington, YO42 2TH
£375,000



Total area: approx. 108.3 sq. metres (1165.8 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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.

****NO CHAIN**** A wonderful opportunity to acquire this detached family house, situated in the prestigious residential location on Mile End Park. The property previously had planning permission for an extension. Entered via a front entrance door into the hallway, off the hallway is a lovely light sitting room with sliding doors to the rear, separate dining room, the breakfast kitchen offers a series of floor and wall cupboards with granite worktops, on the first floor are three bedrooms, two with fitted wardrobes, house bathroom. Wonderful south facing rear gardens, parking and attached garage Offered with the advantage of no forward chain. Viewing is strictly by appointment via the selling agents. Council Tax Band E. FREEHOLD.



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ENTRANCE HALL

3.32m x 2.82m (10'10" x 9'3")

Entered via glazed UPVC front entrance door, concealed radiator, laminate flooring and stairs to the first floor accommodation.

CLOAKROOM/W.C

Fitted suite comprising corner hand basin, low level WC, extractor fan and radiator.

SITTING ROOM

3.37m x 5.68m (11'0" x 18'7")

A lovely light room having sliding double doors to rear elevation giving access to the garden, double glazed window to front elevation, radiator, ceiling rose point, living flame gas fire in feature surround with four wall light points and coving to ceiling.

DINING ROOM

2.76m x 3.34m (9'0" x 10'11")

Double glazed window to rear elevation, radiator and coving to ceiling.

BREAKFAST KITCHEN

2.73m x 4.54m (8'11" x 14'10")

Fitted with matching arrangement of floor and wall cupboards, breakfast bar, granite work top, built in electric oven, siemens hob with stainless steel with extractor hood, stainless steel sink unit, fridge/freezer, recessed lights, external door to the side elevation and two double glazed windows to rear elevation.

LANDING

Access to the loft and radiator.

MASTER BEDROOM

2.76m x 3.55m (9'0" x 11'7")

Double glazed window to rear elevation, radiator, fitted wardrobes, good sized cupboard with hanging rail and dressing table.

BEDROOM TWO

2.73m x 3.36m (8'11" x 11'0")

Double glazed window to the rear elevation, radiator and oak flooring.

BEDROOM THREE

2.79m x 2.50m (9'1" x 8'2")

Double glazed window to the front elevation, radiator and fitted wardrobes.

FAMILY BATHROOM

2.09m x 1.80m (6'10" x 5'10")

Fitted suite comprising pedestal hand basin, low flush WC, bath with shower over and opaque double glazed window to rear elevation.

ATTACHED GARAGE

5.89m x 3.51m (19'3" x 11'6")

Having up and over garage door, power and light is connected, wall mounted gas combination heating boiler, eaves storage, double glazed window to the side, sink unit and PVCU double glazed entrance door to the side.

OUTSIDE

To the outside there is an open plan lawned garden to front and block paved driveway providing parking and leading to the attached garage. Side gated access providing bin storage area. Wonderful good sized lawned south facing rear garden, patio seating area, mature tree, hedging and shrub borders offering an excellent degree of privacy. Timber garden shed.

COUNCIL TAX BAND

East Riding Of Yorkshire Council - Council Tax Band E

