



7 Jervis Court,  
Sutton On Derwent YO41 4JX  
Price £215,000





Located in this increasingly popular and sought after village location. This pleasant end terraced house is ideally suited for first timer buyers, couples, young families or investors. The ground floor offers entrance hall with stairs leading to the first floor accommodation, dining room opening to the kitchen is fitted with a range of modern matching wall and base units and built in appliances include a four ring gas hob, electric oven. On the first floor are three bedrooms ( two doubles and one single). and family bathroom.

To the outside is a front lawned garden and to the rear is an exceptional landscaped garden with borders and shrubbery. There are two designated parking spaces together with a brick external store with electrics.

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#### AGENTS NOTE

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 &  
9 am - 3 pm Saturday.

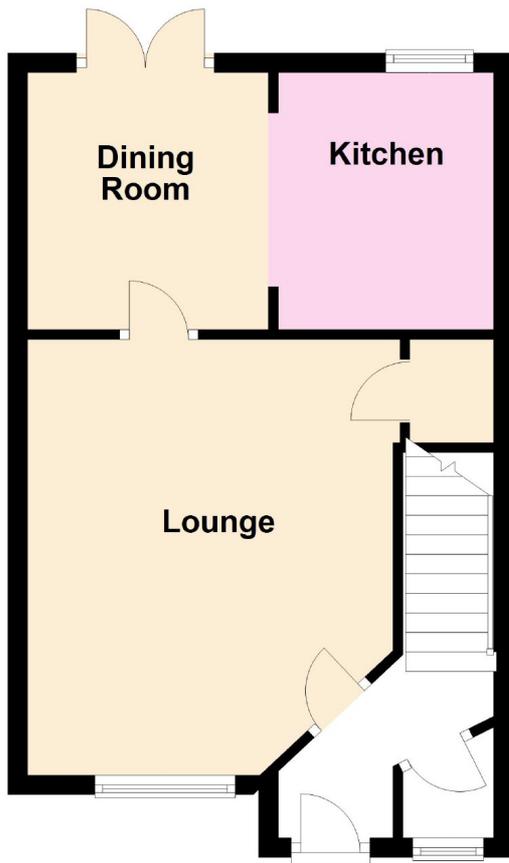
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#### PROPERTY VALUATION/SURVEY

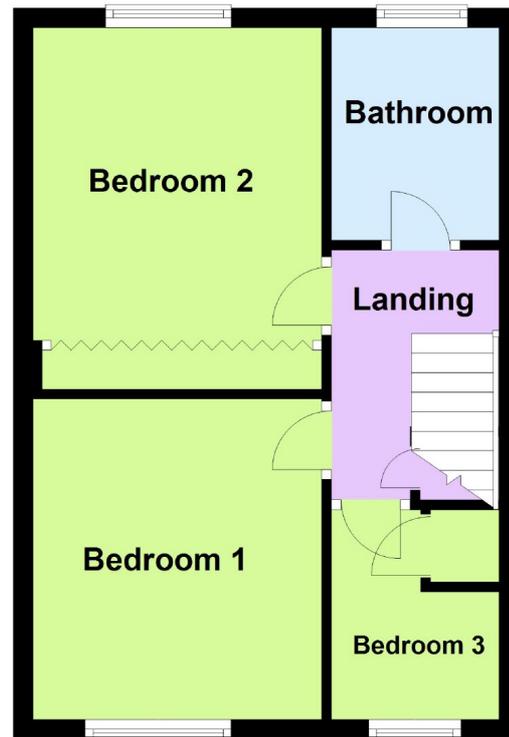
Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

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## Ground Floor



## First Floor



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 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.

## ROOM MEASUREMENTS

Entrance Hall

Cloakroom/WC

Lounge 3.78m x 4.46m

Kitchen 2.62m x 2.19m

Dining Room 2.47m x 2.62m

Landing

Bathroom

Bedroom One 2.65m x 3.50m

Bedroom Two 2.92m x 3.72m

Bedroom Three 2.09m x 1.82m (min) x

2.57m

### 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 Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



## LOCATION

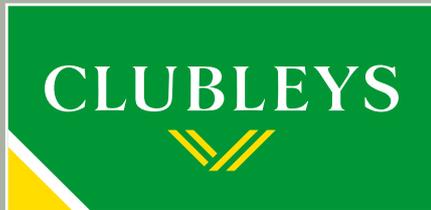
Sutton On Derwent offers public inn/restaurant, well regarded infant and junior school, local village hall holding social events for all age groups and a very active badminton and tennis club. The nearest village is Elvington which offers local shop, hairdressers, village hall, public house, church, health centre, lower derwent sports club, play park and infant and junior school. A greater variety is available in the nearby City of York and the market town of Pocklington.

## TRAVEL



## APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

www.clubleys.com

