



24 Tentor Street,
Pocklington YO42 2FT
Price £355,000



ABOUT THE PROPERTY

Built in 2018 by Messers Linden Homes, situated in a choice position set back from the road. The "Hunsley" design offers approximately 1436 square foot of well balanced accommodation. The accommodation opens to a entrance hall with storage cupboard and cloakroom with a well equipped w.c and wash hand basin. The Lounge is a lovely light room with laminate flooring opening to the dining kitchen with a range of floor and wall cupboards and integrated appliances including dishwasher, fridge and freezer. There is a useful utility with integrated washing machine and tumble dryer. On the first floors offers four good sized bedroom, the master bedroom offers a en-suite shower room, bedroom two has distance views towards the wolds. The house bathroom offers bath with shower over.

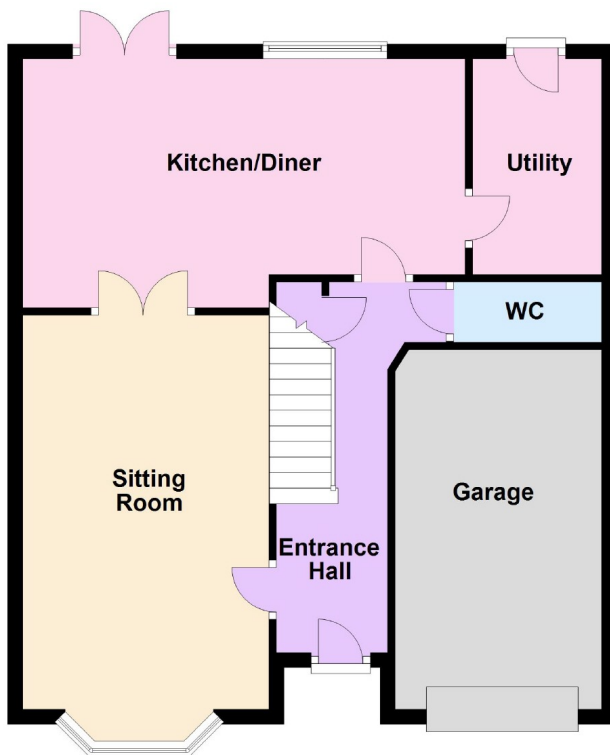
Externally there is double width good sized driveway leading to the integral garage with electric hook up point. To the rear is enclosed south facing garden.

Offered for sale with the advantage of no forward chain.

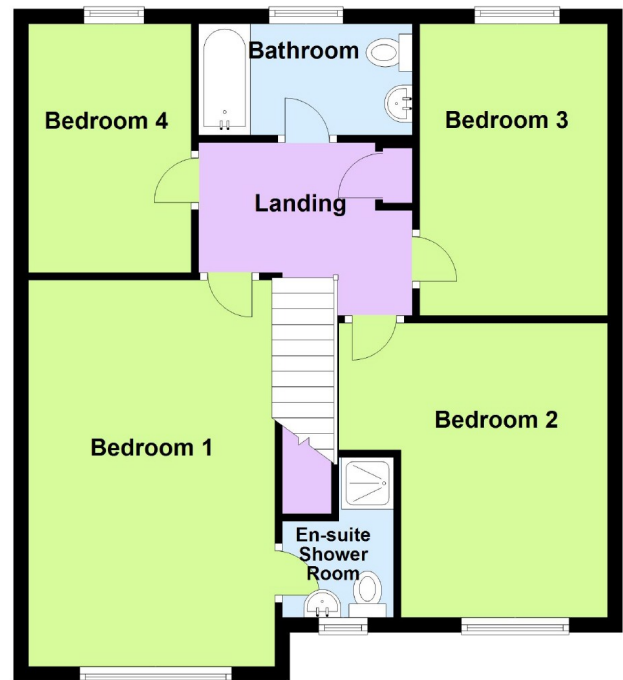
In summary a wonderful opportunity to acquire this well presented family house.



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	0.98m x 1.95m
Cloakroom/WC	
Sitting Room	3.33m x 5.52m
Dining Kitchen	2.91m x 6.63m
Utility	1.73m x 2.92m
Landing	1.99m x 2.90m
Bedroom 1	5.19m x 3.39m
En Suite	
Bedroom 2	3.07m (min) x 3.97m x
Bedroom 3	4.28m
Bedroom 4	2.97m x 3.78m
Family Bathroom	2.40m x 3.78m
Garage	1.68m x 2.89m
	2.79m x 4.84m



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.

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.

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 the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority





LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

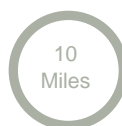
TRAVEL

APPROX

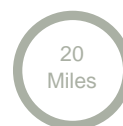
Distance by (Car)



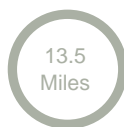
A1079



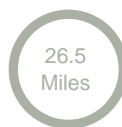
A64



M62 Howden



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

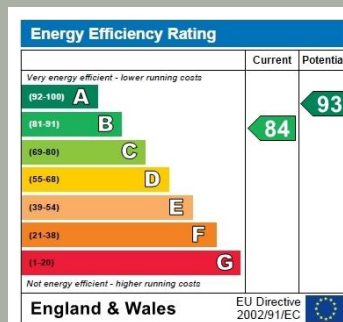
Auctioneers

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