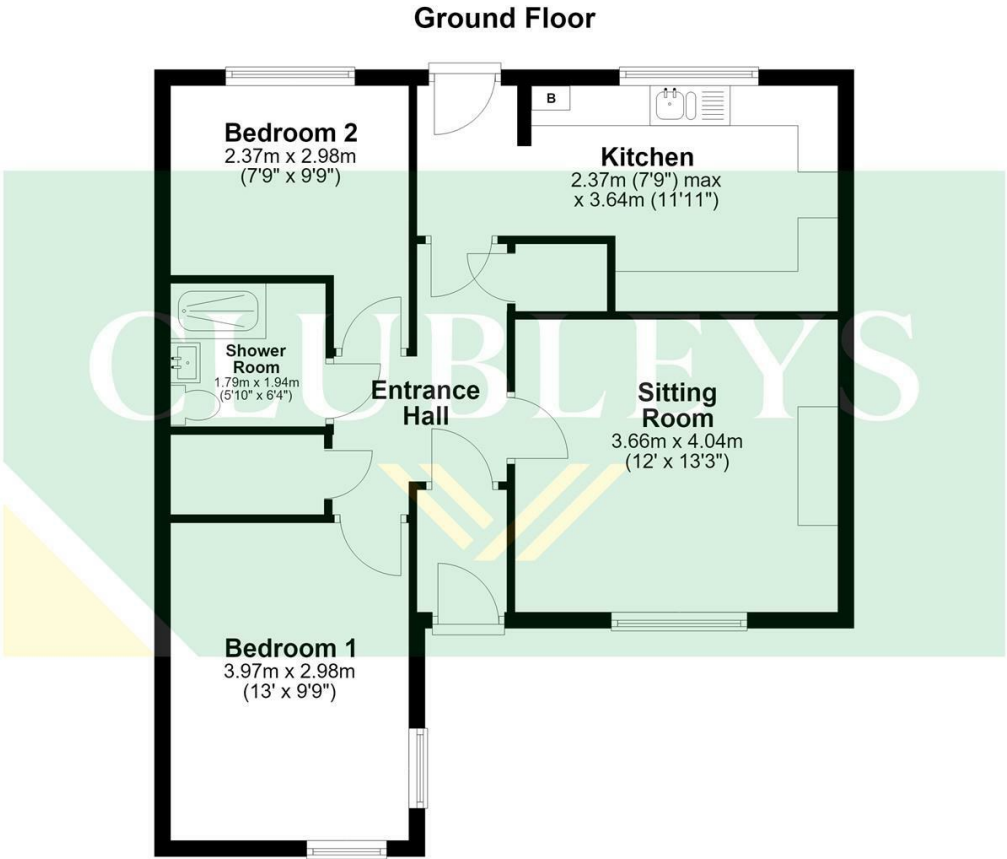




18, Stewart Court,
Pocklington, YO42 2ND
£185,000



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.

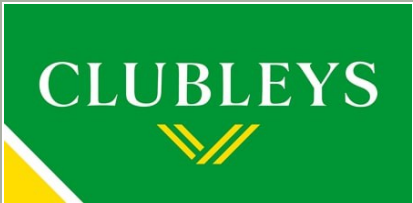
MATERIAL INFORMATION

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.

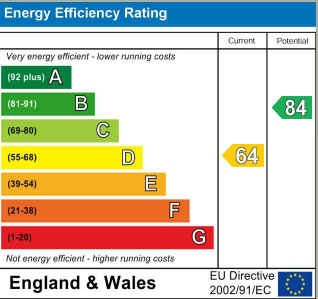
MORTGAGES

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 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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www.clubleys.com



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.



Offered to the market with no onward chain, this well presented two bedroom end-terraced bungalow is situated within a sought-after development for the over 55's, just a short distance from Pocklington town centre and local amenities.

The accommodation is thoughtfully arranged and comprises an entrance hall, a sitting room, a fitted kitchen, two bedrooms and a modern shower room.

Ideal for those looking to downsize in a convenient location, this bungalow offers a fantastic opportunity, and early viewing is highly recommended.

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



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Tenure: Freehold
East Riding of Yorkshire
Band: C

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ENTRANCE LOBBY

Entered via a UPVC front entrance door.

ENTRANCE HALL

Access to the loft which is part boarded, with pull down ladder and a light. Storage cupboard with shelving, radiator, and a further cupboard.

SITTING ROOM

3.66m x 4.06m (12'0" x 13'3")
Electric fire in adam style surround, coving to the ceiling, radiator, and a double glazed window to the front elevation.

KITCHEN

3.68m x 2.36m (12'0" x 7'8")
Range of fitted wall and floor cupboards, working surfaces incorporating one and a half stainless steel sink unit, plumbing for a washing machine, wall mounted Worcester gas boiler, and a double glazed window to the rear elevation.

BEDROOM ONE

2.96m x 3.97m (9'8" x 13'0")
Double glazed window to the front and side elevation, and a radiator.

BEDROOM TWO

2.98m x 2.37m measured excluding door recess (9'9" x 7'9" measured excluding door recess)
Double glazed window to the rear elevation, and a radiator.

SHOWER ROOM

1.95m x 1.79m (6'4" x 5'10")
Fitted suite comprising walk in shower, pedestal hand basin, low flush WC, extractor fan, and a radiator.

OUTSIDE

Lawned garden to the front with paved patio seating area.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

Mains Gas, Water, Electricity and Drainage.

