



2, Dixon Garth,
Pocklington, YO42 2UP
£285,000



Built by Harron Homes in 2023, this attractive three bedroom semi-detached home is well presented throughout and ideal for modern living.

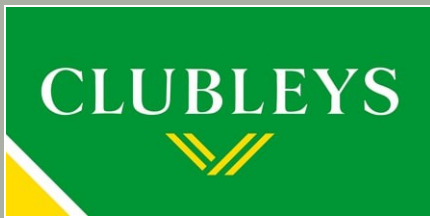
The accommodation comprises an entrance hall with cloakroom/WC, a comfortable sitting room to the front and a spacious fitted dining kitchen with a range of matching wall and base units.

To the first floor are three bedrooms, including a master bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from a driveway to the side and an enclosed rear garden.

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 HALL

4.39m x 0.99m (14'4" x 3'2")

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

CLOAKROOM/WC

0.92m x 1.59m (3'0" x 5'2")

Fitted suite comprising low flush WC, corner hand basin, extractor fan, part tiled walls and a radiator.

SITTING ROOM

3.12m x 4.40m (10'2" x 14'5")

Double glazed window to the front elevation and a radiator.

DINING KITCHEN

5.29m x 3.51m (17'4" x 11'6")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, gas hob with extractor hood above, integrated appliances including a Zanussi electric oven, dishwasher, fridge/freezer, and a washing machine. Wall mounted Ideal gas combi boiler, under stairs cupboard, radiator, recess lighting, double doors to the rear elevation and a double glazed window to the rear elevation.

LANDING

2.00m x 2.80m (6'6" x 9'2")

Storage cupboard, radiator and access to the loft.

MASTER BEDROOM

3.19m x 3.07m (10'5" x 10'0")

Fitted wardrobes, radiator and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

1.99m x 1.17m (6'6" x 3'10")

Fitted suite comprising shower cubicle, low flush WC, pedestal hand basin, extractor fan, part tiled walls, recess lighting and a radiator.

BEDROOM TWO

2.87m x 3.59m (9'4" x 11'9")

Fitted wardrobes, radiator and a double glazed window to the front elevation.

BEDROOM THREE

2.31m x 2.39m (7'6" x 7'10")

Double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

1.99m x 2.59m (6'6" x 8'5")

Fitted suite comprising bath with shower over and side screen, low flush WC, pedestal hand basin, airing cupboard, extractor fan, radiator, recess lighting, and a opaque double glazed window to the rear elevation.

OUTSIDE

Fully enclosed rear garden which is mainly laid to lawn with patio seating area and an outside tap.

Driveway to the side of the property providing off street parking for two vehicles.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

APPLIANCES

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

SERVICES

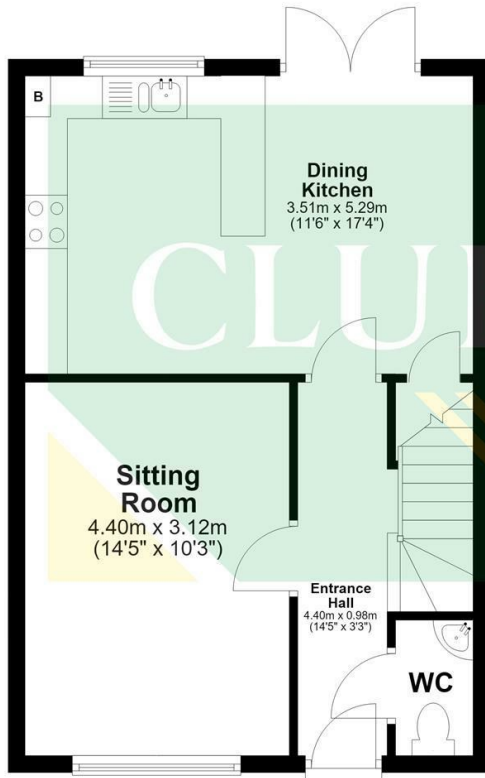
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

clubleys.com



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 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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.