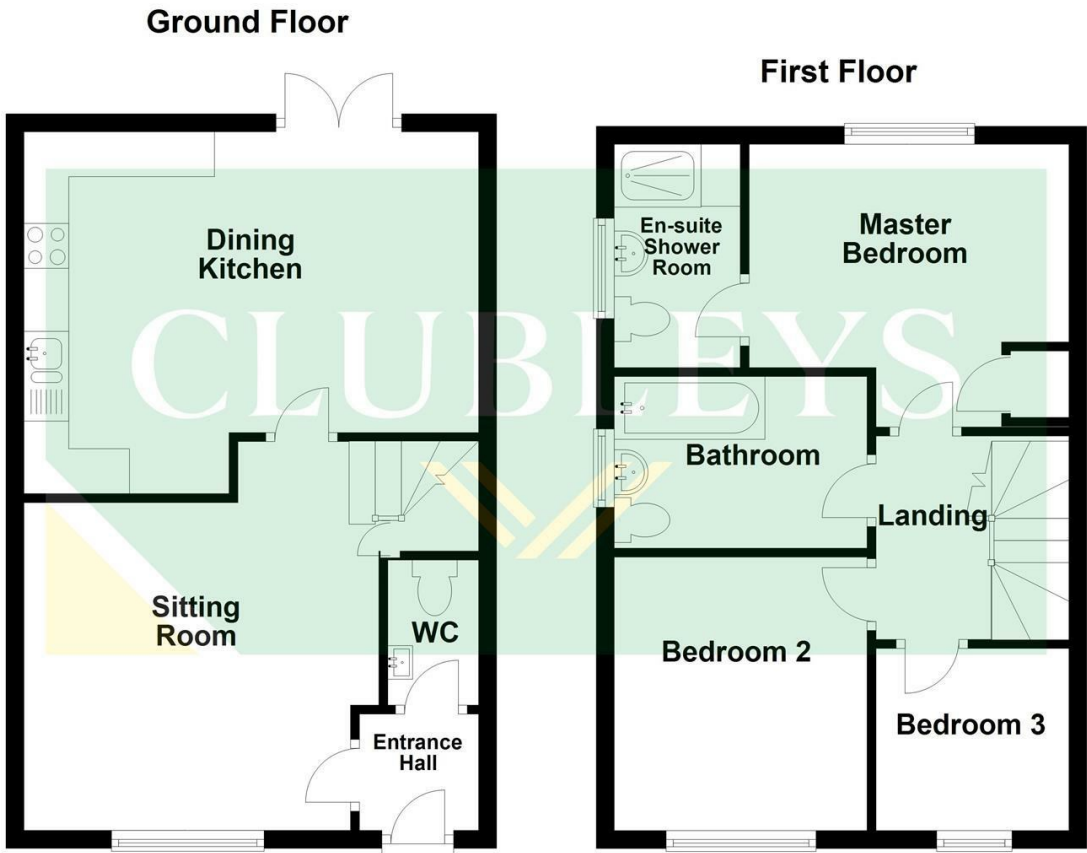




45, Roman Drive,
Pocklington, YO42 2SE
£265,000



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.

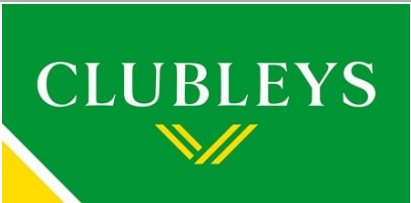
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

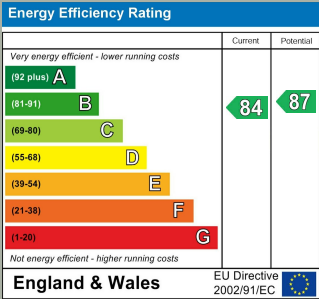
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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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pocklington@clubleys.com
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.

Modern semi detached house. Built by Bellway Homes in 2022 "The Artisan" collection offers many extras and upgrades. Take a step inside to find entrance hall with cloakroom/w.c, lovely and light lounge, the fitted dining kitchen offers a series of matching floor and wall units with integrated appliances. On the first floor are three bedrooms, the master bedroom offering an en-suite shower room, two further bedrooms and house bathroom. Driveway to the side, front and rear garden. Offered with the convenience of no forward chain. Ideal purchase for a variety of buyers.

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

clubleys.com

ENTRANCE HALL

1.33m x 1.30m (4'4" x 4'3")
Entered via a composite front entrance door, recess lighting and radiator.

CLOAKROOM/WC

1.00m x 1.63m (3'3" x 5'4")
Fitted suite comprising low flush WC, Roca hand basin, recess lighting and radiator.

SITTING ROOM

4.10m x 3.64m (13'5" x 11'11")
Double glazed window to the front elevation, under stairs cupboard and two radiators.

DINING KITCHEN

2.40m x 4.73m (7'10" x 15'6")
Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, Zanussi electric oven, four ring gas hob with AEG extractor hood over, integrated dishwasher, integrated washing machine, wall mounted gas boiler in concealed cupboard, recess lighting and double doors to the rear elevation.

LANDING

2.15m x 2.10m (7'0" x 6'10")
Access to the loft.

MASTER BEDROOM

3.27m x 3.21m (10'8" x 10'6")
Double glazed window to rear elevation, cupboard off and radiator.

EN-SUITE SHOWER ROOM

1.39m x 2.47m (4'6" x 8'1")
Fitted suite comprising Mira shower cubicle, Roca hand basin, low flush WC, extractor fan, recess lighting, chrome ladder style radiator and opaque double glazed window to the side elevation.

BEDROOM TWO

2.51m x 3.05m (8'2" x 10'0")
Double glazed window to the front elevation and radiator.

BEDROOM THREE

2.15m x 2.03m (7'0" x 6'7")
Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

1.91m x 2.52 (6'3" x 8'3")
Fitted suite comprising bath with mixer tap, Roca hand basin, low flush WC, extractor fan, radiator, recess lighting and opaque double glazed window to the side elevation.

DRIVEWAY

Parking to the side. Hand gate leading to the garden.

OUTSIDE

Enclosed rear garden laid to lawn with patio seating area.

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.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

