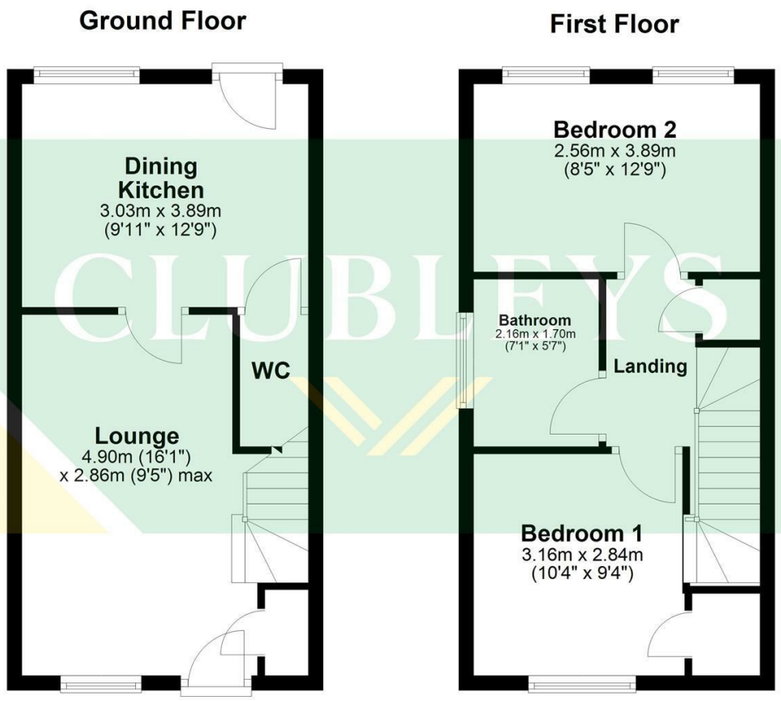


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

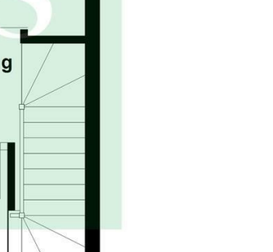
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
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.

CLUBLEYS

1, Hockling Close, Pocklington, YO42 2TN
£215,000







Built in 2019 by award-winning builder Mulgrave, this well-presented two-bedroom end-terrace home offers a great opportunity to purchase a modern, easy-to-maintain property.

The ground floor features a comfortable lounge with stairs leading to the first floor, along with a modern open-plan dining kitchen fitted with a range of integrated appliances. There is also a convenient cloakroom/WC.

Upstairs, the property offers two good-sized double bedrooms and a contemporary bathroom.

Outside, there are front and rear gardens and parking for two cars.

1 Hockling Close is ideal for first-time buyers, investors, or anyone looking for a second home. The property is offered with no upward chain, and viewing is recommended.

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

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

LOUNGE
4.89m x 2.86m (16'0" x 9'4")
Double glazed window to the front elevation, storage cupboard, laminate flooring, stairs leading to the first floor accommodation and radiator.

DINING KITCHEN
3.89m x 3.03m (12'9" x 9'11")
Fitted with a matching arrangement of wall and base units, integrated double electric oven, four ring induction hob, extractor fan above, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and half sink and drainer unit, double glazed window to the rear elevation, tiled flooring, gas central heating boiler in concealed cupboard and door to the rear garden.

CLOAKROOM/WC
0.93m x 1.79m (3'0" x 5'10")
Low level WC with push button, wash hand basin, tiled flooring and radiator.

LANDING

BEDROOM ONE
3.16m x 2.83m (10'4" x 9'3")
Double glazed window to the front elevation, wood panelling, LED charged wall light, recess lighting, radiator and fitted cupboard with recess lighting.

BEDROOM TWO
2.56m x 3.91m (8'4" x 12'9")
Two double glazed windows to the rear elevation, fitted cupboard with recess lighting, radiator and access to the loft which is boarded with recess lighting.

BATHROOM
1.70m x 2.16m (5'6" x 7'1")
Well equipped white suite comprising low level WC, hand basin, panelled bath with shower over, double glazed window to the side elevation and tiled flooring, heated towel rail.

OUTSIDE
Front garden with path approach leading to the front of the property. Enclosed rear garden which is fenced and enclosed path to the rear. Pedestrian access to the rear.
There is allocated 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.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.



