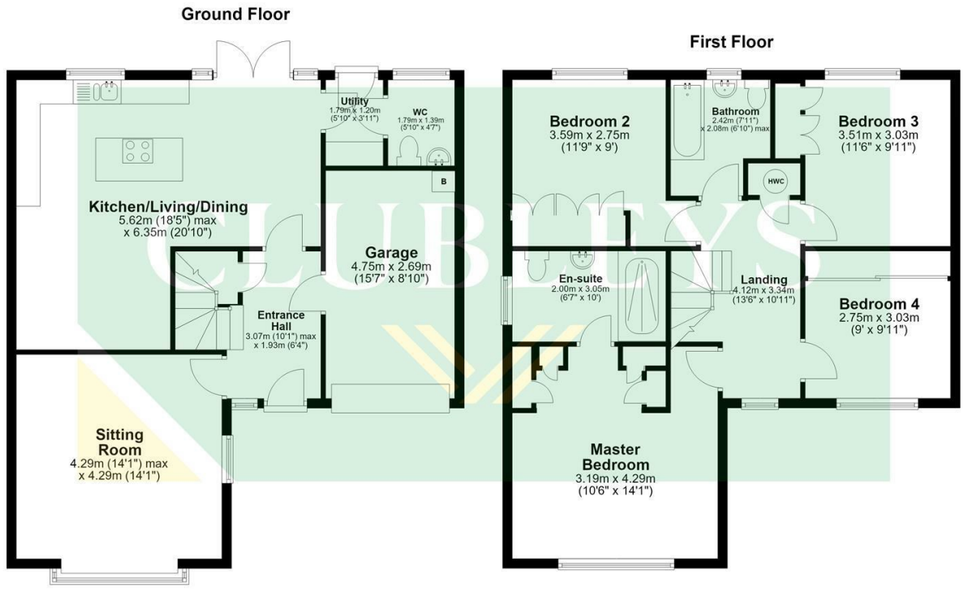


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

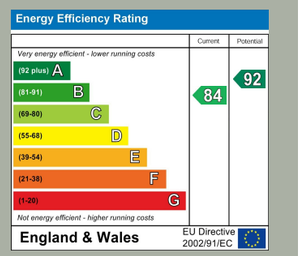
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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

99, Yapham Road, Pocklington, YO42 2DZ
£475,000



Built by Bellway Homes in 2018, this attractive detached family home offers spacious and well-planned accommodation, ideal for modern family living.

The property features four double bedrooms, with the principal bedroom benefiting from its own en-suite, together with a generous sitting room enhanced by a bay window to the front. At the heart of the home is the impressive L-shaped kitchen/dining room, providing an excellent space for both everyday living and entertaining, with access directly onto the rear garden.

Externally, the property benefits from off-street parking, an integral garage and an enclosed rear garden.

Offered to the market with no onward chain.

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

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

ENTRANCE HALL
3.07m x 1.93m (10'0" x 6'3")
Entered via a composite front entrance door with opaque glazed panel to the side, stairs to the first floor accommodation, understairs cupboard, recess lighting, radiator, and a personal door to the garage.

SITTING ROOM
4.29m x 4.28m excluding the bay (14'0" x 14'0" excluding the bay)
Bay double glazed window to the front elevation, recess lighting, radiator, and a further double glazed window to the side elevation.

KITCHEN/LIVING/DINING
6.35m x 3.17m extending to 5.64m (20'9" x 10'4" extending to 18'6")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated Zanussi electric oven and dishwasher, central island with four ring gas hob and extractor hood above , tiled flooring, two radiators, recessed lighting, double glazed window to the rear elevation, and French doors to the rear garden.

UTILITY/REAR ENTRANCE
1.79m x 1.21m (5'10" x 3'11")
Fitted floor and wall cupboards, working surfaces, plumbing for a washing machine, tiled flooring, extractor fan, and a rear entrance door.

CLOAKROOM/WC
1.39m x 1.76m (4'6" x 5'9")
Fitted suite comprising floating Roca hand basin, low flush WC, tiled flooring, recess lighting, radiator, and a opaque double glazed window to the rear elevation.

SPACIOUS LANDING
4.21m x 1.98m (13'9" x 6'5")
Double glazed window to the front elevation, radiator, access to the loft, and airing cupboard housing hot water cylinder.

MASTER BEDROOM
4.27m x 3.19m (14'0" x 10'5")
Double glazed window to the front elevation, fitted wardrobes, radiator, and recess lighting.

EN-SUITE SHOWER ROOM
3.03m x 2.07m (9'11" x 6'9")
Fitted suite comprising Mira shower cubicle, Roca low flush WC and floating hand basin, recess lighting, extractor fan, and a opaque double glazed window to the side elevation.

BEDROOM TWO
3.11m x 3.49m excluding door recess (10'2" x 11'5" excluding door recess)
Fitted wardrobes, radiator, and a double glazed window to the rear elevation.

BEDROOM THREE
3.56m x 3.17m (11'8" x 10'4")
Fitted wardrobes, radiator, and a double glazed window to the rear elevation.

BEDROOM FOUR
2.73m x 2.40m (8'11" x 7'10")
Fitted wardrobes to one wall, radiator, and a double glazed window to the front elevation.

BATHROOM
2.08m x 2.42m (6'9" x 7'11")
Fitted suite comprising bath with mixer tap, Mira shower over with side screen, Roca floating hand basin and low flush WC, fitted shelving, extractor fan, recess lighting, radiator, and a opaque double glazed window to the rear elevation.

INTEGRAL GARAGE
4.75m x 2.67m (15'7" x 8'9")
Power and light is connected, and wall mounted Ideal gas boiler.

OUTSIDE
Standing on a good-sized plot, the property is approached via a block paved driveway providing ample off-street parking for several vehicles and leading to the integral garage.

To the rear is a fully enclosed garden, mainly laid to lawn with a paved patio seating are, ideal for outdoor dining and entertaining. The garden also benefits from a greenhouse, garden shed, outside tap and sockets.

ADDITIONAL INFORMATION
There is a maintenance charge associated with this property.

AML OBLIGATIONS
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APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

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



