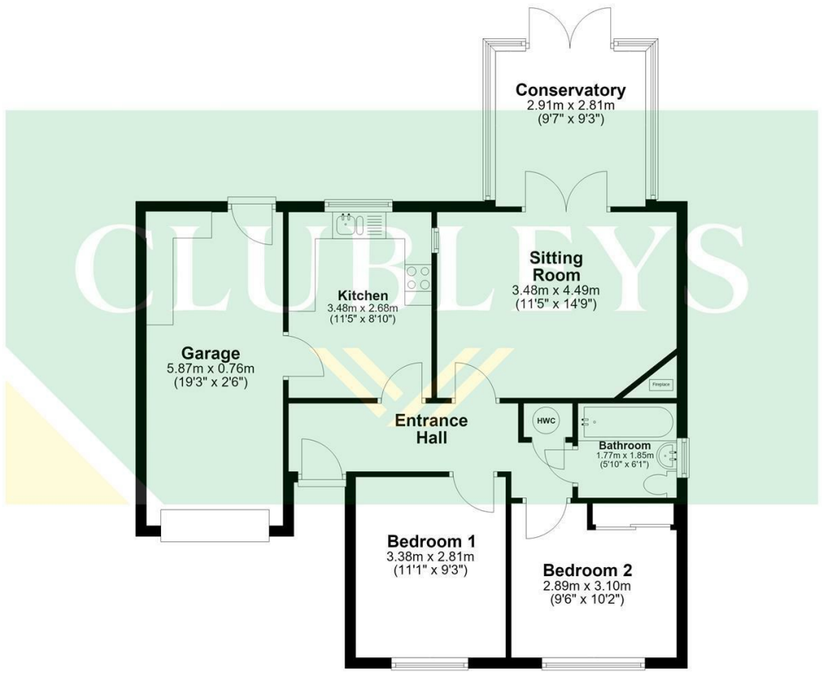
Ground Floor



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.

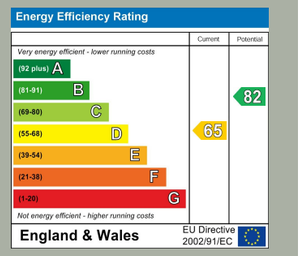
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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

2, Wellington Close, Pocklington, YO42 2XJ
£280,000







Located on the popular Sherbuttgate development, this attractive two-bedroom detached bungalow offers comfortable, well-proportioned accommodation with the added benefit of no onward chain.

The welcoming sitting room provides a comfortable space to unwind, complemented by a fitted kitchen and a lovely conservatory overlooking the rear garden, creating an inviting spot to sit and enjoy the surroundings. Two bedrooms and a bathroom complete the accommodation, offering a practical layout suited to a variety of buyers. Outside, the beautifully established rear garden is a real highlight, providing a private setting to relax, garden or entertain, while the integral garage adds everyday convenience.

Combining a desirable location, attractive gardens and the convenience of bungalow living, this is a home worth discovering. Arrange your viewing today.

Freehold. East Riding of Yorkshire Council – Council Tax Band C.

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE HALL
1.81m x 5.31m (5'11" x 17'5")
Entered via a UPVC front entrance door, having laminate flooring, and airing cupboard housing the hot water cylinder.

BEDROOM ONE
3.37m x 2.82m (11'0" x 9'3")
Double glazed window to the front elevation, coving to the ceiling and radiator.

BEDROOM TWO
3.10m x 2.89m (10'2" x 9'5")
Fitted wardrobes, double glazed window to the front elevation, lino flooring and radiator.

BATHROOM
1.77m x 1.85m (5'9" x 6'0")
Fitted suite comprising bath with Mira shower over, pedestal hand basin, low flush WC, radiator, fully tiled and opaque double glazed window to the side elevation.

SITTING ROOM
3.48m x 4.49m (11'5" x 14'8")
Gas fire in feature surround, coving to the ceiling and a radiator.

CONSERVATORY
2.80m x 2.91m (9'2" x 9'6")
PVC double glazed windows and double doors.

KITCHEN
2.68m x 3.49m (8'9" x 11'5")
Range of floor and wall cupboards, working surfaces incorporating one and a half sink unit, four ring gas hob with extractor hood above, radiator, Worcester gas boiler and personal garage door.

GARAGE
5.87m x 2.56m (19'3" x 8'4")
Remote controlled up and over door, with power and light connected, fitted working surfaces and UPVC personal rear door.

OUTSIDE
To the rear is a private and beautifully established garden, mainly laid to lawn with mature shrubs, plants and well stocked borders creating an attractive setting. A paved pathway provides access around the garden. An outside tap is also provided.

To the front, the property is approached via a driveway providing off-street parking and leading to the integral garage. The attractive front garden is well established with a variety of mature shrubs and plants.

ADDITIONAL INFORMATION

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

SERVICES
Mains Gas, Water, Electricity and Drainage.

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

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