


**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.

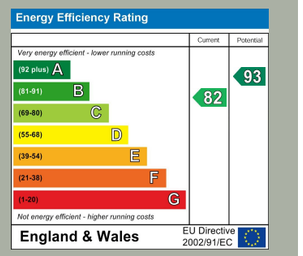
**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by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

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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

# 85, Amos Drive, Pocklington, YO42 2BS
# £300,000







A home that combines modern living with thoughtful design, stylish interiors and a garden ready to enjoy.

Built by Linden Homes in 2021, this three-bedroom Mountford design offers well-proportioned accommodation, with a practical layout that makes the most of the space and natural light.

The light-filled sitting room benefits from three windows, while the fitted dining kitchen provides a welcoming space for everyday living, with double doors opening directly onto the enclosed rear garden. A separate utility room and ground floor cloakroom.

Upstairs, three good-sized bedrooms include a main bedroom with en-suite shower room, complemented by a family bathroom.

Outside, the enclosed rear garden offers space to relax and enjoy, while the generous driveway provides off-street parking and provision for an electric vehicle charging point.

A thoughtfully finished home with space to settle in and enjoy.

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

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www.clubleys.com

ZOOPLA

## ENTRANCE HALL
1.43m x 2.03m (4'8" x 6'7")
Entered via a composite front entrance door, having stairs to the first floor accommodation and lino flooring.

## CLOAKROOM/WC
1.04m x 1.65m (3'4" x 5'4" )
Fitted suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan and wood panelling.

## DINING KITCHEN
2.64m x 5.55m (8'7" x 18'2" )
Fitted with floor and wall cupboards with working preparation, "Indesit" built in oven, four ring gas hob with extractor hood over, sink unit with mixer tap, double glazed doors to the side, double glazed window to the front elevation, vinyl flooring and a radiator.

## UTILITY
2.03m x 2.27m (6'7" x 7'5" )
Wall mounted gas central heating boiler, plumbing for automatic washing machine, under stairs cupboard and side external door.

## SITTING ROOM
3.01m x 5.54m (9'10" x 18'2" )
Double glazed window to the front elevation, two double glazed windows to the side elevation, lino flooring, wood panelling and a radiator.

## LANDING
2.76m x 3.02m (9'0" x 9'10" )
Radiator and access to the loft with light.

## MASTER BEDROOM
3.17m x 3.33m (10'4" x 10'11" )
Double glazed window to the front elevation overlooking the green area, wood panelling to one wall and a radiator.

## EN-SUITE SHOWER ROOM
1.57m x 1.84m (5'1" x 6'0")
Fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor fan, radiator and opaque double glazed window to the front elevation.

## BEDROOM TWO
2.72m x 3.10m (8'11" x 10'2")
Double glazed window to the front elevation and radiator.

## BEDROOM THREE
2.76m x 2.75m (9'0" x 9'0")
Double glazed window to the side elevation, wood panelling to one wall and radiator.

## FAMILY BATHROOM
Fitted modern suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level WC, part tiling, opaque double glazed window to the side elevation and a radiator.

## OUTSIDE
Driveway to the front of the property providing off-street parking with EV charging point.

Enclosed rear garden laid to lawn with patio seating area and an outside tap.

## ADDITIONAL INFORMATION
There is a management fee associated with this property.

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## 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 D.



