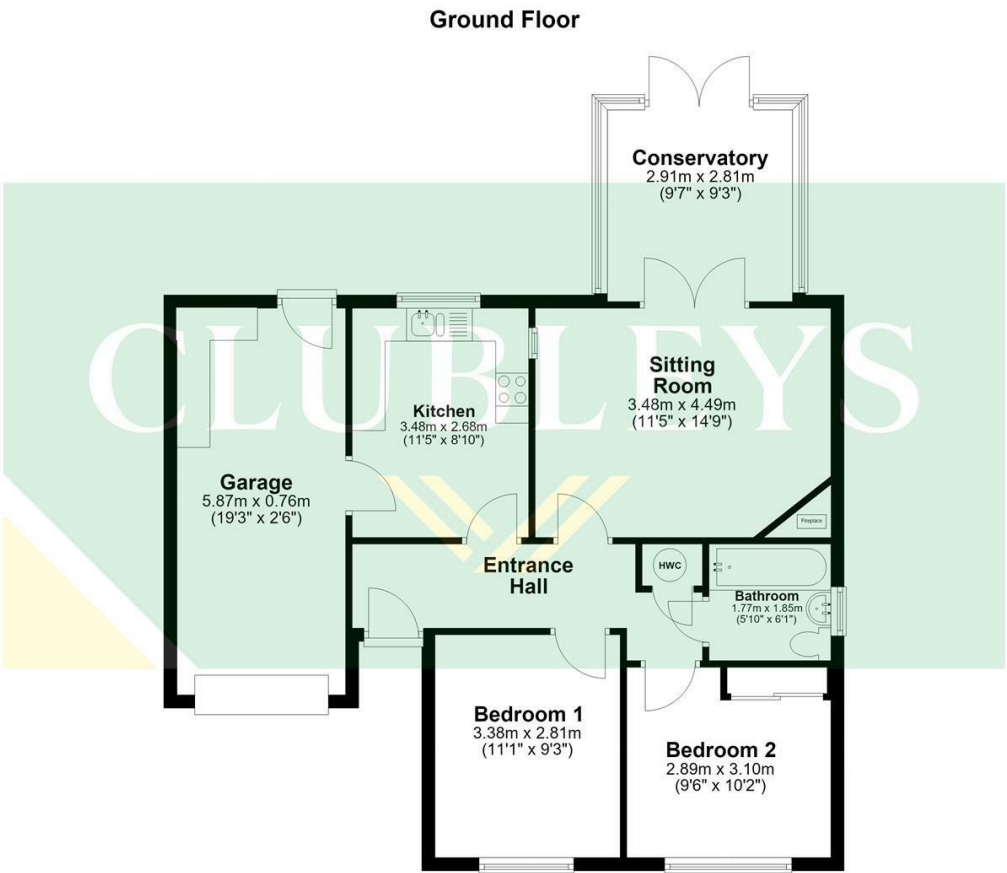


2, Wellington Close,
Pocklington, YO42 2XJ
£280,000



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.

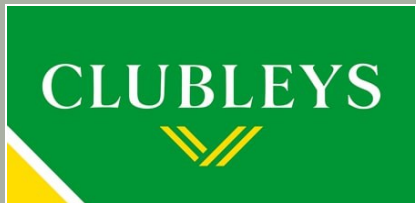
MATERIAL INFORMATION

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.

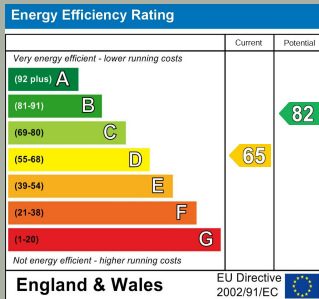
MORTGAGES

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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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.

Situated on the popular Sherbuttgate development, this attractive two bedroom detached bungalow offers well-proportioned accommodation, a beautiful rear garden and the added benefit of no onward chain.

Offering entrance hall, comfortable sitting room, fitted kitchen and a wonderful conservatory overlooking the rear garden, providing a lovely additional space. There are two bedrooms together with the bathroom.

Outside, the property enjoys a particularly attractive and well-established garden to the rear, providing a pleasant and private outdoor space. The property also benefits from an integral garage.

An excellent opportunity for those looking for single-storey living in a popular residential location, with early viewing highly recommended.

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



www.clubleys.com



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.

