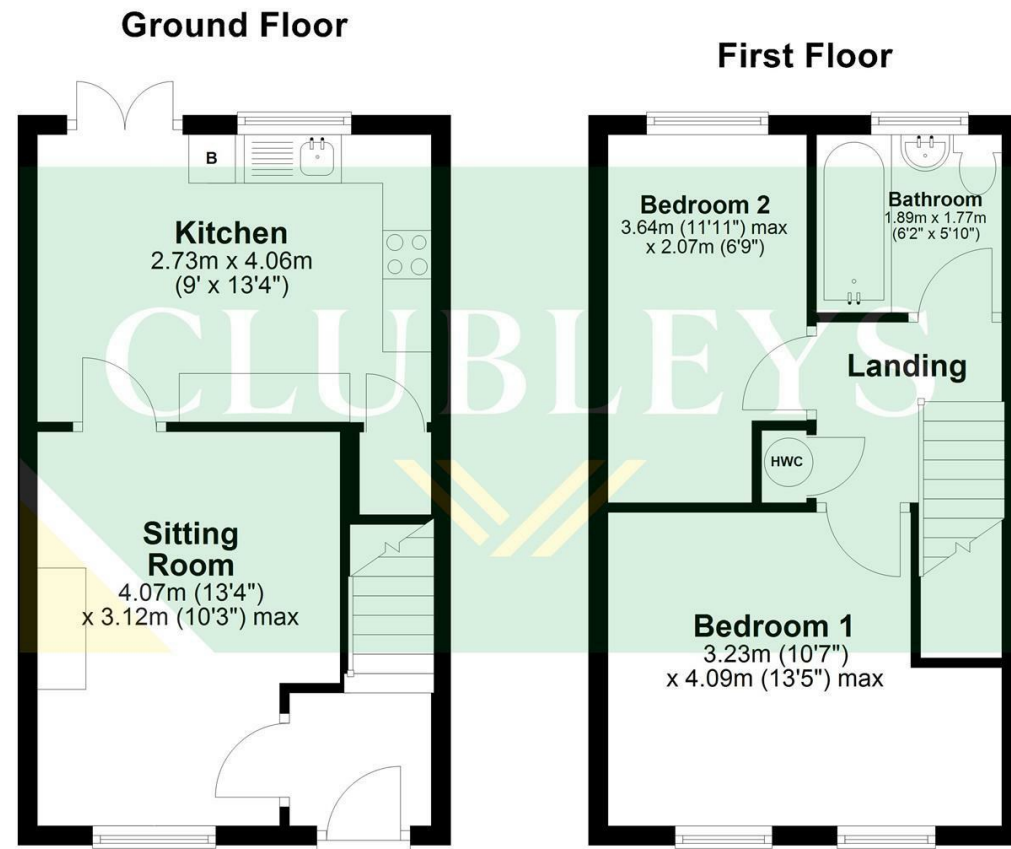


11, Waite Close,  
Pocklington, YO42 2YU  
£175,000



**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](mailto: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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

A two-bedroom mid-town house situated on a popular mixed developments on the outskirts of town. The accommodation includes an entrance hall, spacious sitting room, and a modern dining kitchen. To the first floor are two bedrooms and a family bathroom.

The property benefits from gas-fired central heating and double glazing throughout.

Outside, there is an enclosed rear garden, an allocated parking space, and access to two additional visitor parking space.

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



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE HALL**

Composite front door, dado rail, radiator, laminate flooring.

**SITTING ROOM**

3.11m x 4.06m (10'2" x 13'3")

Dado rail, double glazed window to front, radiator, laminate flooring.

**DINING KITCHEN**

2.73m x 4.05m (8'11" x 13'3")

Floor & wall cupboards, plumbing for a washing machine, electric cooker, extractor fan, tiled splash back, gas boiler, stainless steel sink unit, double glazed window to rear, double glazed door, radiator, laminate flooring, under stairs cupboard.

**LANDING**

1.76m x 1.92m (5'9" x 6'3" )

Access to loft. Airing cupboard with hot water cylinder.

**BEDROOM ONE**

3.23m x 3.13m extending to 4.09m (10'7" x 10'3" extending to 13'5")

Two double glazed windows to the front, radiator.

**BEDROOM TWO**

2.07m x 3.65m (6'9" x 11'11")

Double glazed window to the rear, radiator, dado rail.

**FAMILY BATHROOM**

1.89m x 1.77m (6'2" x 5'9" )

Panelled bath with Triton shower over, pedestal wash hand basin, low flush wc, laminate flooring, opaque double glazed window to rear, radiator.

**OUTSIDE**

Gravelled front garden, car parking space, two visitor parking spaces.

**GARDEN**

Low maintenance gravelled garden at rear of property.

**ADDITIONAL INFORMATION****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.

