



8, White Mill Drive*,
York, Pocklington, YO42 2FR
£310,000



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.

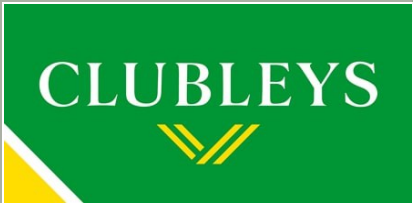
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

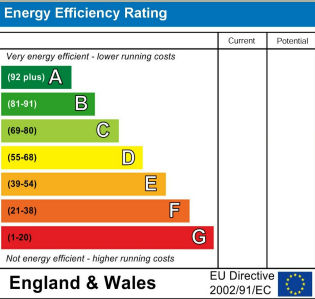
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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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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 well-presented three-bedroom, three-storey townhouse offering spacious and versatile accommodation, ideal for families and professionals alike.

The property features a welcoming kitchen/dining area, sitting room and three well-proportioned bedrooms. shower room, and a contemporary family bathroom.

Externally, the property enjoys a neatly laid-to-lawn rear garden with a patio area, providing an ideal space for outdoor dining and entertaining. To the front, a pathway leads to the entrance of the property, while a driveway and garage provide convenient off-street parking and additional storage.

Located within easy reach of Pocklington's excellent range of amenities, schools, and transport links, this attractive home offers comfortable living in a sought-after residential setting.

EPC "B"
Council Tax Band "D"



www.clubleys.com



ENTRANCE HALLWAY

Leading through a UPVC entrance door, tiled floor and radiator

CLOAKROOM/WC

Complete with low flush WC, wash hand basin, radiator, frosted UPVC double glazed window to the front elevation and gas boiler

KITCHEN/DINER

3.12 x 6.91 (10'2" x 22'8")

Stylish Kitchen offering a range of high gloss wall and base units, with under unit lighting, breakfast bar, tiled flooring and bi-folding doors to the rear.

Integrated appliances include, fridge/freezer, dishwasher, washing machine, double oven, hob, extractor hood and 1.5 ceramic sink.

FIRST FLOOR LANDING**LOUNGE**

4.33 x 2.75 (14'2" x 9'0")

Radiator and bi-folding doors leading to the balcony

BATHROOM

A modern family bathroom with bath, mixer taps, shower, low level wc, wash hand basin, chrome towel radiator, extractor fan and tiled floor

BEDROOM 3

2.06 x 3.99 (6'9" x 13'1")

Two UPVC double glazed windows to the front of the property, two radiators

SECOND FLOOR LANDING**BEDROOM 2**

4.32 x 2.74 (14'2" x 8'11")

UPVC double glazed window to the rear, radiator and a range of fitted wardrobes.

MASTER BEDROOM

3.43 x 3.05 (11'3" x 10'0")

UPVC double glazed window to the front elevation, fitted wardrobes, radiator and airing cupboard

SHOWER ROOM

Large shower cubicle, wc, wash hand basin, frosted UPVS double glazed window to the side elevation and tiled flooring

GARAGE

2.95 x 5.99 (9'8" x 19'7")

Single garage with remote electric door

OUTSIDE

Laid to Lawn, patio area and driveway. Path leading to the front of the property

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

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.

