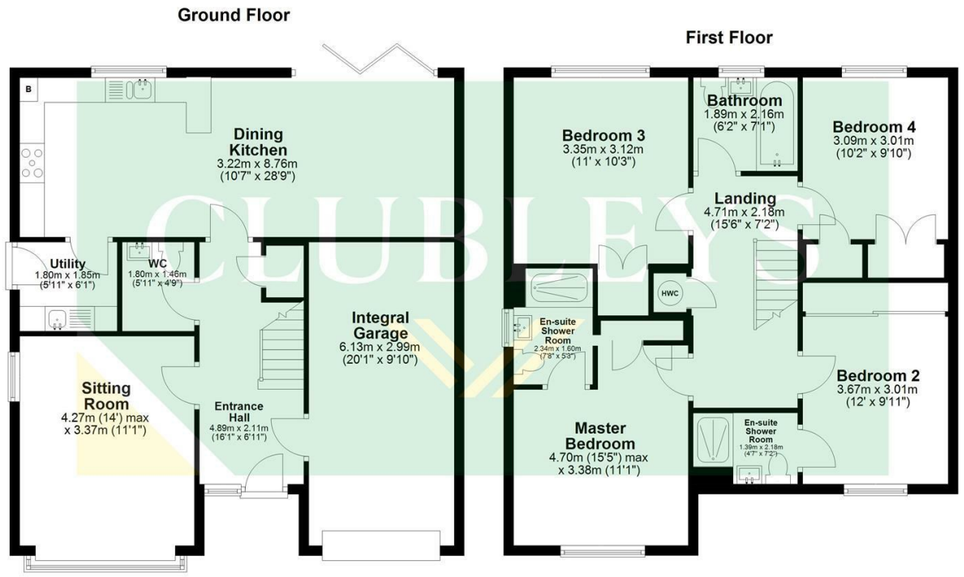


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

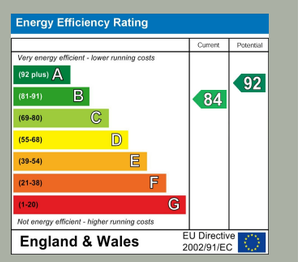
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

3, Gray Croft, Pocklington, YO42 2UA
£430,000







Immaculately presented, this impressive home is finished to a high standard throughout. Built by Bovis Homes in 2023, it enjoys a private driveway serving just two other properties, along with the added benefit of not being overlooked to the rear.

Extending to over 1,500 sq ft of well-proportioned accommodation, offering a welcoming entrance hall, a cosy sitting room, spacious dining kitchen fitted with a range of wall and base units, together a separate utility room. An internal door from the hallway provides access to the integral garage.

To the first floor, there are four generously sized bedrooms, two of which benefit from en-suite facilities, in addition to a contemporary family bathroom.

Externally, the property continues to impress, with a thoughtfully landscaped garden designed to create a private and attractive outdoor space, featuring a variety of plants and trees. Further benefits include an integral garage and a double-width driveway, providing ample off-street parking.

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

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CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

ENTRANCE HALL
2.11m x 4.90m (6'11" x 16'0")
A most welcoming entrance into this well presented family home. Entered via a composite front entrance door, having radiator, internal door leading to garage, stairs to the first floor accommodation and under stairs cupboard.

SITTIING ROOM
4.27m x 3.37m (14'0" x 11'0")
A lovely cosy room having a bay double glazed window to the front elevation, two radiators and further double glazed window to the side elevation which allows plenty of natural light.

CLOAKROOM/WC
1.45m x 1.80m (4'9" x 5'10")
Fitted suite comprising low flush WC, hand basin, extractor fan and radiator.

DINING KITCHEN
8.76m x 3.22m (28'8" x 10'6")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, five ring Bosch induction hob with extractor fan above, integrated appliances incorporating dishwasher, fridge/freezer, and Bosch electric oven. Wall mounted Ideal gas boiler, recess lighting, two radiators, bi-folding rear doors giving access to the garden and double glazed window to the rear elevation.

UTILITY
1.80m x 1.85m (5'10" x 6'0")
Matching floor units, working surfaces incorporating stainless steel sink unit with mixer tap, plumbing for a washing machine and external side door.

GARAGE
6.11m x 2.99m (20'0" x 9'9")
Having an up and over garage door and power and light is connected.

LANDING
4.74m x 2.20m (15'6" x 7'2")
Access to the loft, radiator and airing cupboard housing hot water cylinder.

MASTER BEDROOM
4.70m x 3.39m (15'5" x 11'1")
Storage cupboard with hanging rail, radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM
1.60m x 2.34m (5'2" x 7'8")
Fitted suite comprising shower cubicle, low flush WC, hand basin, extractor fan, recess lighting and opaque double glazed window to the side elevation.

BEDROOM TWO
3.01m x 3.66m (9'10" x 12'0")
Fitted mirrored front wardrobe to one wall, double radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM
1.39m x 2.19m (4'6" x 7'2")
Fitted suite comprising shower cubicle, hand basin, low flush WC, chrome ladder style radiator, extractor fan, recess lighting, tiled flooring and opaque double glazed window to the front elevation.

BEDROOM THREE
3.37m x 3.12m (11'0" x 10'2")
Double glazed window to the rear elevation, storage cupboard and a radiator.

BEDROOM FOUR
3.10m x 3.01m (10'2" x 9'10")
Storage cupboard with a hanging rail, radiator, further storage cupboard with hanging rail and a double glazed window to the rear elevation.

HOUSE BATHROOM
2.18m x 1.89m (7'1" x 6'2")
Fitted suite comprising bath with mixer tap, shower attachment, shower over with side screen, hand basin, low flush WC, chrome ladder style radiator, recess lighting, extractor fan, and opaque double glazed window to the rear elevation.

OUTSIDE
South-facing, fully enclosed rear garden, mainly laid to lawn with a patio seating area. The space features a variety of plants and shrubs, along with outdoor lighting and a water tap. Additional benefits include side access via a gate and a storage shed. The garden also enjoys open views, backing onto fields.

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

AML OBLIGATIONS
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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 E.






