





## THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school.

## THE PROPERTY

**\*\*AVAILABLE NOW\*\***

Brand new distinctive three bedroom town house situated close to Pocklington Town centre and its array of amenities.

Take a step inside to find entrance hall, cloakroom/W.C, lounge, fitted dining kitchen with integrated Bosch appliances. On the first floor is master bedroom with en-suite shower room, bedroom three, family bathroom. On the second floor lies guest bedroom two with en-suite bathroom.

Other features to note; Sliding sash double glazed windows, Worcester Bosch gas central heating boiler with underfloor heating to ground



## THE ACCOMMODATION COMPRISES

### LOUNGE 13'9" x 13'2" (4.20m x 4.01m)

Entered via timber front entrance door, sliding sash double glazed window to the front and side elevation, ceiling coving, TV and Internet sockets and Oak flooring with under floor heating.

### INNER HALL 8'5" x 5'7" (2.57m x 1.71m)

Staircase with Oak railing and glass balustrade leading to the first floor accommodation, Oak floor with under floor heating, ceiling coving.

### CLOAKROOM/W.C 3'5" x 5'1" (1.05m x 1.55m)

Fitted with white suite comprising hand basin with Hansgrohe chrome tap and fitted floating cupboard below, "Geberit" low level WC with push button, extractor fan, recessed LED lighting, under stairs cupboard, part tiled, oak flooring with underfloor heating.

### FITTED DINING KITCHEN 13'9" x 10'11" (4.19m x 3.34m)

An impressive fitted kitchen well equipped with a contemporary range of base and wall cupboards complemented with marble effect work surfaces, built in "Bosch" eye level double oven with combination grill, "Bosch" induction electric hob with stainless steel extractor fan over, integrated "Bosch" fridge and freezer, built in "Bosch" dishwasher, integrated "Hotpoint" washer dryer. Under plinth lighting, recessed LED spotlighting, "Blanco" 1.5 bowl Sink unit with brushed steel mixer taps, sliding sash double glazed window to the rear and side elevation, ceiling coving, Luxury laminate click flooring with underfloor heating, TV and Internet point, "Worcester" gas central heating boiler in concealed cupboard, rear external door leading the courtyard.

### FIRST FLOOR ACCOMMODATION

Landing: Central heating thermostat, radiator, ceiling coving staircase with oak railing and glass balustrade leading to the second floor accommodation, carpet flooring and recessed LED spotlighting.

### MASTER BEDROOM 13'9" x 9'3" extending to 13'2" (4.19m x 2.81m extending to 4.01m)

Sliding sash double glazed window to the front elevation, carpet flooring, fitted wardrobes, radiator and TV aerial point.

### ENSUITE SHOWER ROOM

Well appointed en-suite shower room comprising double shower cubicle with chrome Hansgrohe shower, "Vitra" floating wash hand basin with Hansgrohe chrome tap, Geberit push button low level WC, chrome ladder style radiator, fully tiled walls, wall mounted mirror fronted cabinet with built in touch sensor lighting, extractor fan, Polyflor luxury vinyl tiled flooring, recessed LED ceiling lighting.

### BEDROOM THREE 7'10" x 10'11" (2.39m x 3.34m)

Sliding style double glazed window to the rear elevation, carpet flooring, radiator, TV aerial point.

### FAMILY BATHROOM

Luxury fitted bathroom suite comprising bath with Hansgrohe chrome shower over glass side shower screen, "Vitra" floating wash hand basin with chrome fittings, "Geberit" push button low level WC, opaque double glazed sash style window to the rear elevation, fully tiled walls, extractor fan, wall mounted mirror fronted cabinet with built in touch sensor lighting, recessed LED ceiling lights, chrome ladder style radiator, Polyflor luxury vinyl tiled flooring, airing cupboard housing hot water cylinder and immersion heater.

### SECOND FLOOR ACCOMMODATION

Landing: Ceiling coving, light tunnel, carpet flooring and recessed LED ceiling lights.

### GUEST BEDROOM TWO 13'9" x 9'5" (4.19m x 2.87m)

Double glazed sash style window to the front elevation, radiator, carpet flooring, access to the loft, sliding sash double glazed window to the side elevation, access to eaves storage, TV Ariel point.

### CAR PARKING

One designated car parking space.

### EN-SUITE BATHROOM

White suite comprising bath with Hansgrohe chrome mixer taps and shower attachment, "Vitra" floating wash hand basin with chrome fittings, "Vitra" push button low level WC, wall mounted mirror fronted cabinet with built in touch sensor lighting, chrome ladder style radiator, extractor fan, fully tiled walls, Polyflor luxury vinyl tiled flooring, Velux window.

### OUTSIDE

Walled and fenced courtyard with attractive Heritage flag stoned patio and pedestrian gate leading to parking. One Parking Space.

### ADDITIONAL INFORMATION;

### SERVICES

Mains gas, electric, water and drainage. Telephone connection subject to renewal with British Telecom.

### APPLIANCES

None of the electrical appliances have been tested by the Agent.

### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord. If the landlord decides not to proceed, then the holding deposit would be refunded.

### REFERENCES

We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

### LOCAL AUTHORITY

East Riding of Yorkshire Council Tax Band D

### TENURE

Freehold

### VIEWING

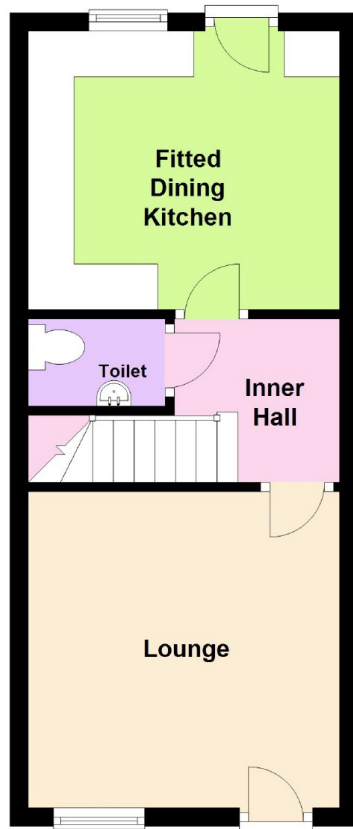
By appointment with the agent.



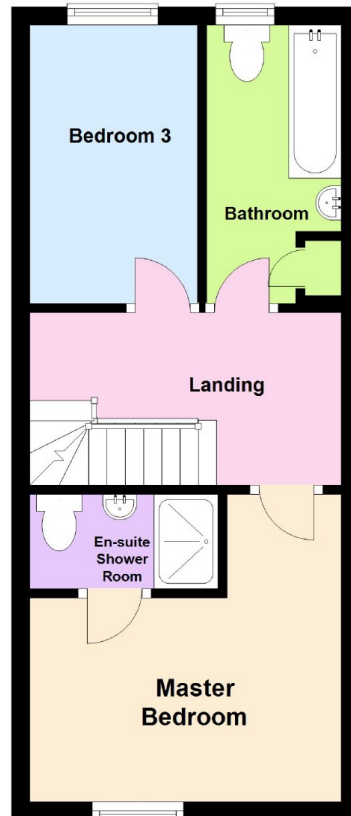
## Floor Plan

This plan is for illustrative purposes only

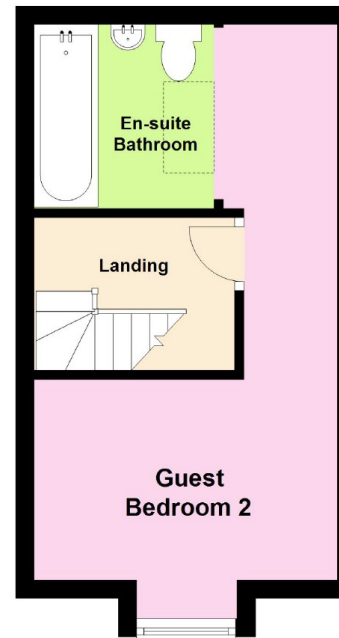
### Ground Floor



### First Floor



### Second Floor



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A	95		A	97	
B	85		B	87	
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		