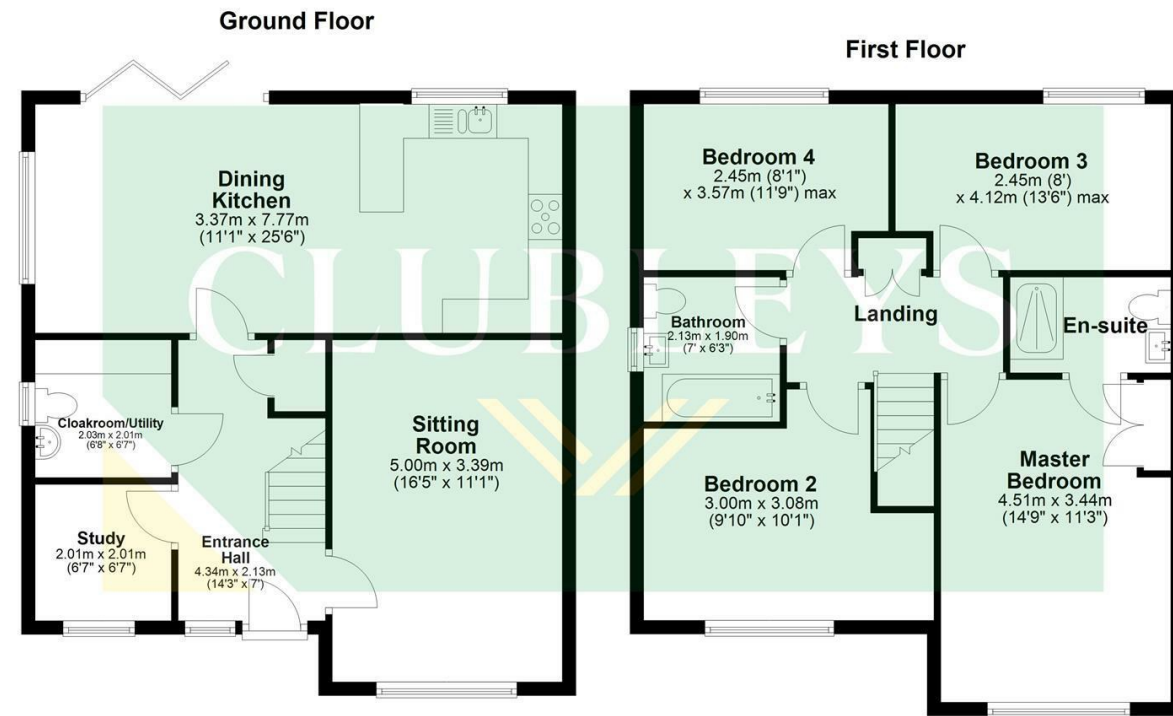




78, White Mill Drive,
Pocklington, YO42 2FR
43% Shared Ownership £167,750



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	84
(69-80) C	
(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.

42.5% Shared Ownership Property

Offered for sale on a shared ownership basis through Sage Homes, this modern property was built by Bovis Homes in 2024 and provides approximately 1,300 sq. ft. of well-designed living space.

The ground floor comprises a welcoming entrance hall, a versatile study, a utility/cloakroom, and a spacious dining kitchen ideal for family living and entertaining. The lounge is positioned to the front of the property, offering a comfortable and inviting space.

To the first floor, there are four bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from a driveway leading to a detached garage.

There is an enclosed rear garden.

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



www.clubleys.com



ENTRANCE HALL

2.13m x 4.35m (6'11" x 14'3")
Entered via a composite front entrance door, having stairs to the first floor accommodation, under stairs cupboard and a double radiator.

STUDY

2.02m x 1.98m (6'7" x 6'5")
Double glazed window to the front elevation and a radiator.

DOWNSTAIRS WC/UTILITY

2.03m x 2.01m (6'7" x 6'7")
Fitted suite comprising low level WC and hand basin, plumbing for a washing machine, lino flooring and a opaque double glazed window to the side elevation.

SITTING ROOM

5.00m x 3.38m (16'4" x 11'1")
Double glazed window to the front and side elevation and two radiators.

DINING KITCHEN

7.75m x 3.37m (25'5" x 11'0")
Range of floor and wall cupboards, breakfast bar, working surfaces incorporating one and a half stainless steel sink unit, five ring gas hob with extractor above, integrated appliances including double oven and fridge freezer. Wall mounted Ideal gas combi boiler in concealed cupboard, double radiator, further radiator, bi-folding doors to the rear elevation, lino flooring, double glazed window to the rear and side elevation.

LANDING

Storage cupboard with shelving and hanging rail and access to the loft.

MASTER BEDROOM

3.46m x 4.51m (11'4" x 14'9")
Fitted wardrobes, radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

1.41m x 2.37m (4'7" x 7'9")
Fitted suite comprising enclosed shower cubicle, low flush WC, hand basin, chrome ladder style towel radiator and opaque double glazed window to the side elevation.

BEDROOM TWO

3.00m x 3.10m measured excluding the door recess (9'10" x 10'2" measured excluding the door recess)
Double glazed window to the front elevation and a radiator.

BEDROOM THREE

4.11m x 2.42m (13'5" x 7'11")
Double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

3.56m x 2.45m (11'8" x 8'0")
Double glazed window to the rear elevation and a radiator.

BATHROOM

2.13m x 1.90m (6'11" x 6'2")
Fitted suite comprising bath with mixer tap and shower attachment, pedestal hand basin, low flush WC, tall chrome radiator, extractor fan, lino flooring and opaque double glazed window window to the side elevation.

DETACHED GARAGE

5.14m x 2.50m (16'10" x 8'2")
Up and over door and power and light is connected.

OUTSIDE

Enclosed rear garden, mainly laid to lawn with borders, wood chip path, patio seating area, outside tap and side gate.
Driveway to the side of the property leading to the detached garage.

ADDITIONAL INFORMATION

Rent £553.04 a month from 1st April 2026
Service charge £58.41 per month from 1st April 2026
Service charge includes, but are not limited to estate charges, managing agents' Estate charges, Buildings insurance, Management fee. Costs of communal lighting, cleaning on the estate or block, grounds maintenance, Managing Agents'
Total monthly payment for the rent and other charges described above will be: £611.45 a month from 1st April 2026, Payments are due on the 1st of each month in line with the lease agreement.

APPLIANCES

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

SERVICES

Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

