CLUBLEYS

34, Westfield Road, Pocklington, YO42 2EZ

£350,000







Situated on a popular established residential development within easy reach of the town centre and its excellent amenities, this spacious five-bedroom semi-detached home offers versatile accommodation ideal for family living.

The property is welcomed by an entrance porch leading into a bright sitting room with staircase to the first floor. To the rear is a spacious open plan dining kitchen with access to the conservatory, creating excellent space for everyday living and entertaining. A practical utility room and integral garage complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, together with a fifth bedroom ideal as a nursery, home office or single bedroom. A contemporary family bathroom serves the first floor.

Outside, the property benefits from a block-paved driveway leading to a single garage. The enclosed rear garden is designed for low-maintenance living, being mainly laid to lawn and bordered by mature hedging, offering an excellent degree of privacy for the whole family.

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

Tenure: Freehold
East Riding of Yorkshire
BAND: C

ENTRANCE HALL
1.35m x 1.56m (4'5" x 5'1")
Entered via a UPVC front entrance door with opaque side panel, having a radiator and laminate flooring.

SITTING ROOM
4.44m x 4.81m (14'6" x 15'9")
Double glazed window to the front elevation, double radiator, coving to the ceiling, further radiator and a laminate flooring.

DINING KITCHEN
4.81m x 3.32m (15'9" x 10'10")
Fitted with a range of wall and base units, working surfaces incorporating one and a half sink unit with mixer tap, five ring induction hob with extractor hood above, integrated eye level oven. Vertical radiator, laminate flooring, recessed lighting and double glazed window to the rear elevation.

UTILITY
2.46m x 3.16m (8'0" x 10'4")
Plumbing for a washing machine, wall mounted gas central heating boiler in concealed cupboard, composite sink unit, laminate flooring, recessed lighting, radiator, rear external door, and double glazed window to the rear elevation.

CLOAKROOM/WC
0.88m x 1.48m (2'10" x 4'10")
Fitted suite comprising low level WC, wash hand basin, extractor fan, recessed lighting and partly tiled walls.

CONSERVATORY
2.23m x 2.46m (7'3" x 8'0")
Brick and UPVC construction, radiator, laminate flooring and a door to the side elevation.

LANDING
Storage cupboard with light, radiator, coving to the ceiling and access to the loft.

BEDROOM ONE
2.75m x 4.47m (9'0" x 14'7")
Fitted wardrobes, coving to the ceiling, radiator and a double glazed window to the front elevation.

BEDROOM TWO
2.65m x 4.36m (8'8" x 14'3")
Double glazed window to the front elevation, coving to the ceiling, recess lighting and a radiator.

BEDROOM THREE
2.69m x 3.34m (8'9" x 10'11")
Double glazed window to the rear elevation, coving to the ceiling, and a radiator.

BEDROOM FOUR
2.63m x 3.43m (8'7" x 11'3")
Fitted wardrobes, coving to the ceiling, radiator and a double glazed windows to the rear elevation.

BEDROOM FIVE
1.94m x 2.72m (6'4" x 8'11")
Double glazed window to the front elevation, coving to the ceiling and a radiator.

FAMILY BATHROOM
2.01m x 1.62m (6'7" x 5'3")
Fitted suite comprising a bath with mixer tap and shower over, pedestal wash hand basin, low flush WC, chrome radiator, extractor fan, and opaque double glazed window to the rear elevation.

INTEGRAL GARAGE
5.37m x 2.66m (17'7" x 8'8")
Having an up and over door, with power and light connected.

OUTSIDE
Fully enclosed rear garden, mainly laid to lawn with borders, decked seating area, outside tap.
Block paved driveway leading to the integral garage.

ADDITIONAL INFORMATION

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

SERVICES
Mains water, gas, electricity and drainage.

rightmove
ZOOPLA

clubleys.com





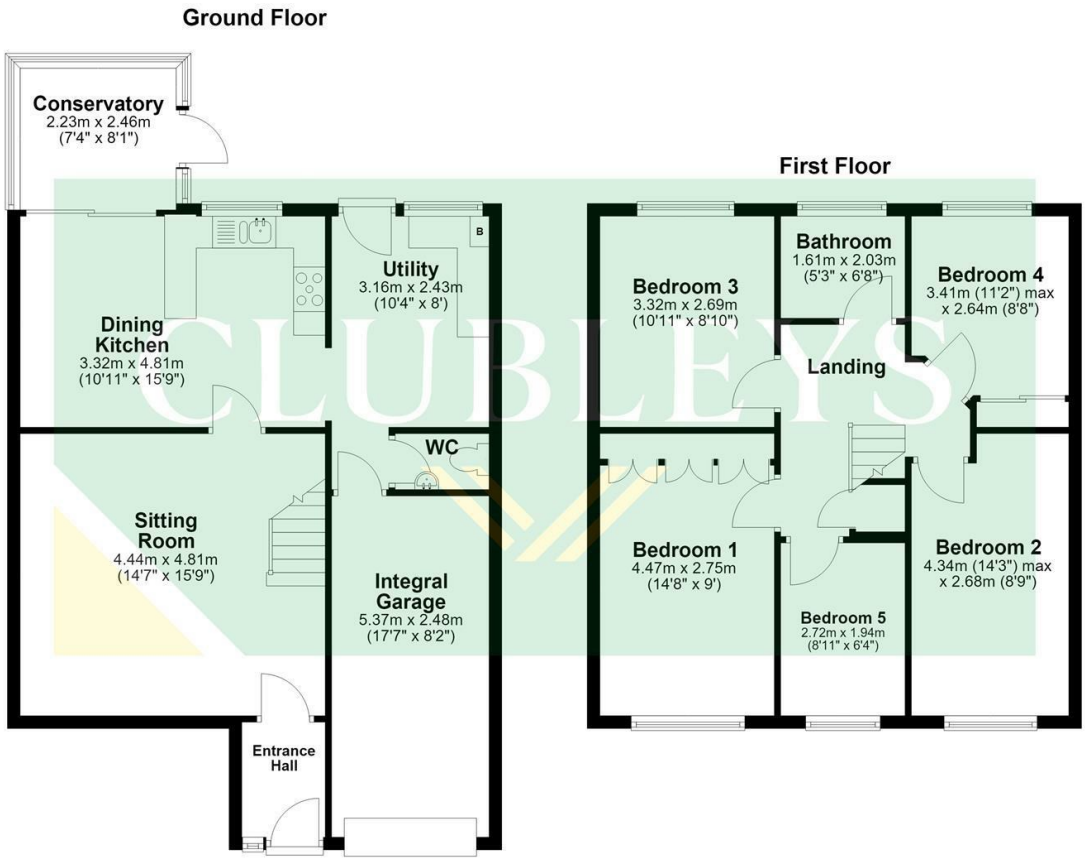








Estate Agents | Lettings Agents | Chartered Surveyors



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.

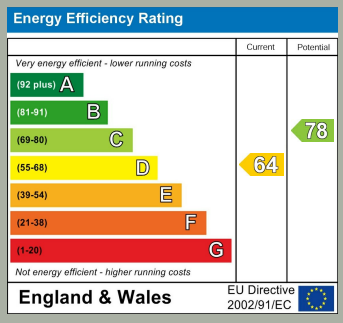
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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.

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.