

**CLUBLEYS**  
V

3 Barley Avenue  
Pocklington, YO42 2RW

Offers over  
£320,000





## THE LOCATION

Entrance Hall  
Cloakroom/WC  
Sitting Room  
Dining Kitchen  
Landing  
Bedroom One  
Ensuite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Family Bathroom  
Integral Garage  
Gardens

## THE PROPERTY

4.78m x 1.97m

3.15m x 4.77m

7.95m x 3.15m max

4.11m x 3.13m

2.02m x 1.18m

4.13m x 2.60m

3.18m x 2.96m

2.85m x 2.08m

2.08m x 1.89m

5.12m x 2.51m



**ENTRANCE HALL** 15'8" x 6'6"  
(4.78m x 1.97m)

Entered via a front entrance door, Laminate flooring, stairs to the first floor accommodation.

**CLOAKROOM/WC** 5'4" x 2'9" (1.62m x 0.84m)

Fitted suite comprising wash hand basin, low flush WC and radiator.

**SITTING ROOM** 15'8" x 10'4" (4.77m x 3.15m)

Double glazed window to the front elevation and radiator.

**OPEN PLAN DINING KITCHEN**  
26'1" x 10'4" max (7.95m x 3.15m max)

Fitted with range of wall and floor cupboards, working surfaces with double electric oven, Gas hob, one and half bowl sink unit, built in dishwasher, plumbing for automatic washing machine, laminate flooring, radiator, recessed ceiling lighting, double glazed window to rear and double doors leading to the garden.

**LANDING** 11'0" x 5'7" (3.35m x 1.70m)

Airing cupboard and access to loft.

**BEDROOM ONE** 13'6" x 10'3"  
(4.11m x 3.13m)

Double glazed window to the front elevation and radiator.

**EN-SUITE SHOWER ROOM** 6'8" x 3'10" (2.02m x 1.18m)

Fitted suite comprising shower cubicle, ROCA hand basin, low flush WC with push button, opaque double glazed window to the front and radiator.

**BEDROOM TWO** 13'7" x 8'6" (4.13m x 2.60m)

Double glazed window to the front elevation, radiator and storage cupboard.





**BEDROOM THREE** 10'5" x 9'9"  
(3.18m x 2.96m)

Double glazed window to the rear elevation and radiator.

**BEDROOM FOUR** 9'4" x 6'10"  
(2.85m x 2.08m)

Double glazed window to the rear elevation and radiator.

**FAMILY BATHROOM** 6'10" x 6'2"  
(2.09m x 1.89m)

Fitted suite comprising Panelled bath with mixer taps and shower over, low flush WC, hand basin, opaque double glazed window to the rear elevation.

**OUTSIDE**

Double width driveway to front leading to..

**INTEGRAL GARAGE** 16'10" x 8'3"  
(5.12m x 2.51m)

Having an up and over door, power and light is connected

**GARDEN**

Enclosed rear garden. Outside tap.

**COVID VIEWING GUIDANCE**

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

**LOCAL AUTHORITY**

East Riding of Yorkshire

**TENURE**

Freehold

**VIEWING**

By appointment with the agent.

**OPENING HOURS**

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives.



For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### 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.

### MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email

[Faye@holmefieldsolutions.co.uk](mailto: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 Services Authority



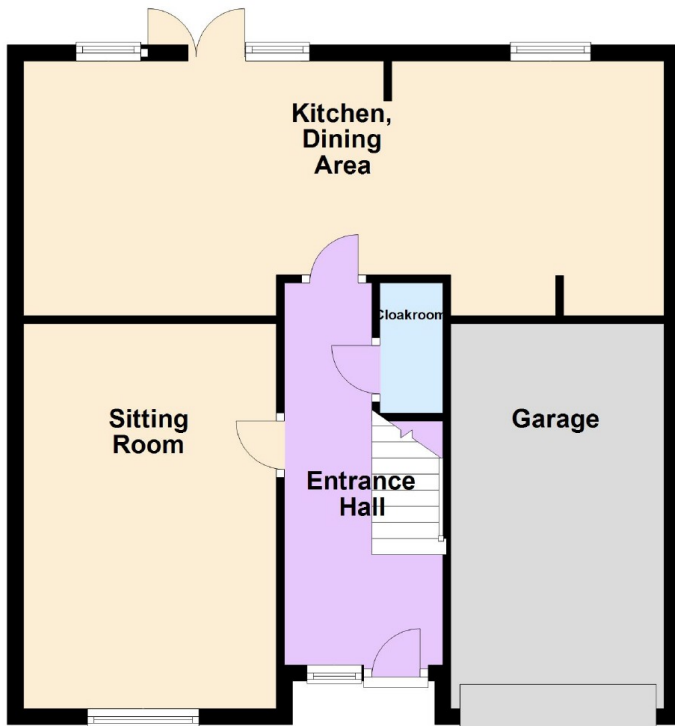




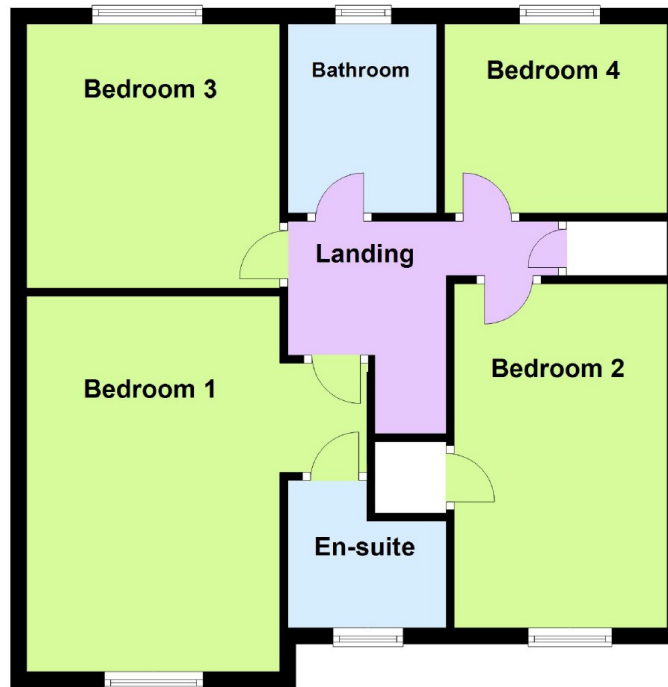
## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



### First Floor



# CLUBLEYS

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