



28 Dorrington Close,  
Pocklington YO42 2GS  
Offers over £290,000



## ABOUT THE PROPERTY

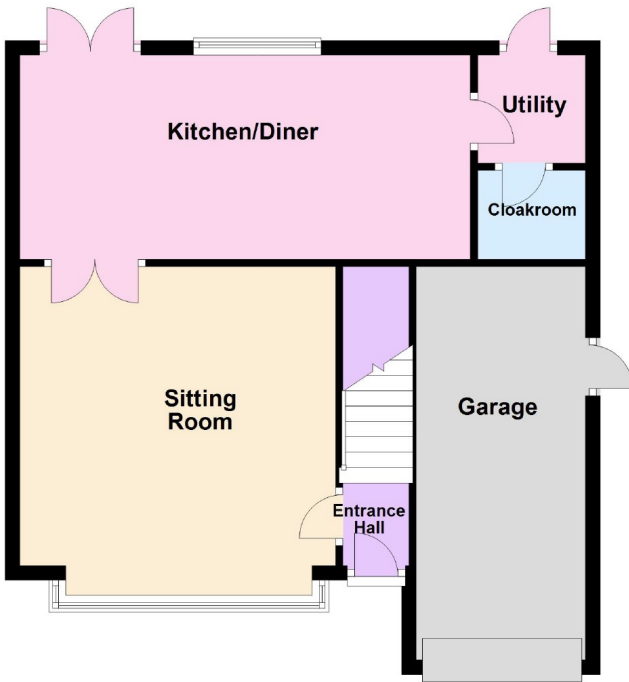
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Cul-de-Sac Position. A detached house with bright and well-proportioned accommodation, this family property has been recently modernised to a high standard throughout. Entered via a front entrance door, lovely bright lounge with electric fire, the recently fitted kitchen includes a full range of wall and base units with worktops over and integrated appliances including an oven with gas hob, off the kitchen is a useful utility room with gas central heating boiler, plumbing for washing machine and courtesy door to the rear. Stairs from the hallway lead to a first floor landing and four well-proportioned bedrooms. The master bedroom benefits from a newly fitted en-suite shower/WC with vanity sink unit. There is a further newly fitted house bathroom including a bath and shower over to serve the remaining three bedrooms. The garden is mainly laid to lawn with fenced boundaries and patio an ideal spot to enjoy al-fresco dining in the warmer months.

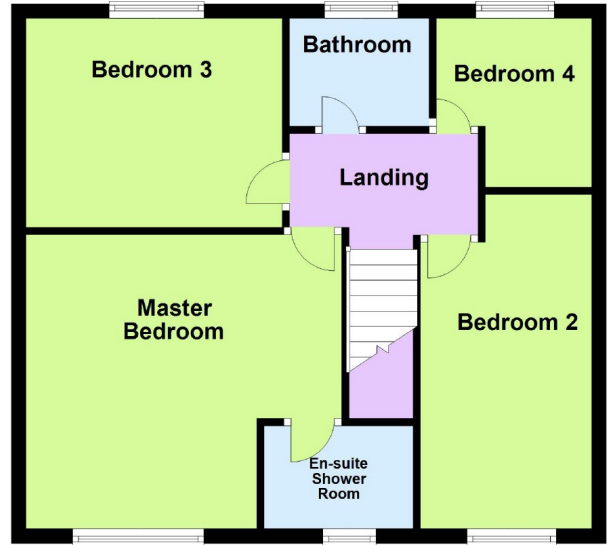
In summary an excellent family home ideal for the growing family.



**Ground Floor**



**First Floor**



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 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.

## ROOM MEASUREMENTS

Entrance Hall	1.19m x 2.25m
Sitting Room	4.06m x 4.11m
Dining Kitchen	2.76m x 6.22m
Utility Room	4.45m x 1.48m
Cloakroom/WC	1.23m x 1.48m
Landing	
Master Bedroom	3.47m x 3.20m max x 4.09m
En Suite Shower Room	1.61m x 1.76m
Bedroom Two	2.65m x 4.28m
Bedroom Three	2.85m x 3.44m
Bedroom Four	2.65m x 2.65m
Family Bathroom	1.89m x 2.10m
Integral Garage	2.33m x 5.43m





#### **AGENTS NOTE**

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 &  
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 (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email [Faye@holmeffieldsolutions.co.uk](mailto:Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority





## LOCATION

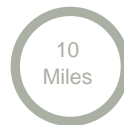
The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

## TRAVEL



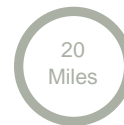
1  
Miles

A1079



10  
Miles

A64

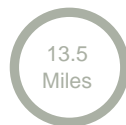


20  
Miles

M62 Howden

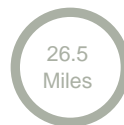
## APPROX

Distance by (Car)



13.5  
Miles

York



26.5  
Miles

Hull



21.1

Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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