

CLUBLEYS



23 Orchard Gardens
Pocklington, YO422EX

Price £185,000



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. 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.

THE PROPERTY

****SITUATED IN THE POPULAR
SHERBUTT GATE DEVELOPMENT****

This pleasant semi detached bungalow merits your earliest attention. Features include side entrance hall, sitting room with gas fire, fitted kitchen, two bedrooms, fitted shower room, front and rear garden, block paved driveway leading to detached garage.

Other features to note are double glazing to windows and gas heating system.



DIRECTIONS

On leaving our Market Place Office, head down towards Judsons and then right and immediately left into Railway Street. At the mini roundabout turn right and continue along George Street this then becomes Yapham Road, take a left onto Sherbuttgate Road North, following the road round, Orchard Gardens is on the right hand side.

THE ACCOMMODATION COMPRISES;

ENTRANCE HALL

Upvc side entrance door, access to the loft which is boarded with light housing the gas combination central heating boiler, radiator and fitted storage cupboard.

SITTING ROOM 11'4" x 14'11" (3.46m x 4.54m)

Double glazed window to the front elevation, electric fire in feature surround and coving to ceiling

BEDROOM TWO 9'5" x 9'2" (2.86m x 2.80m)

Double glazed window to the front elevation and radiator.

SHOWER ROOM

Three piece white suite shower cubicle with aqua profile shower, pedestal hand basin with mixer tap, low flush WC, radiator, opaque double glazed window to the side elevation.

BEDROOM ONE 13'0" x 10'8" (3.96m x 3.25m)

Double glazed window to the rear elevation, fitted wardrobe and cupboard and radiator.

FITTED KITCHEN 9'10" x 10'1" (3.00m x 3.07m)

Fitted wall and floor cupboards with working surfaces, plumbing for automatic washing machine, stainless steel sink and drainer unit, double glazed window to the rear elevation and side external door.

DETACHED GARAGE 8'2" x 15'9" (2.49m x 4.79m)

Having an up and over garage door and power and light is connected.

OUTSIDE

Block paved driveway leading to garage, low maintenance gravelled garden with shrubs to the front. The rear garden is mainly laid to lawn with flower and shrub borders, garden shed and patio area.

ADDITIONAL INFORMATION;

SERVICES

Mains gas, water, electricity and drainage, telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent

LOCAL AUTHORITY

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 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 and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.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 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre 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



CLUBLEYS

Chartered Surveyors,
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