



25 Robb Street,
Pocklington YO42 2FJ
Price £380,000



ABOUT THE PROPERTY

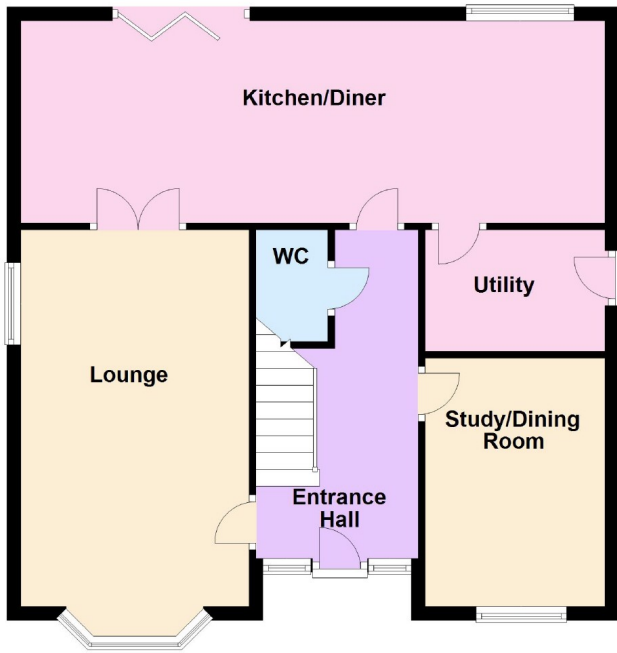
Built by Messers Linden Homes in 2014. "The Ripplingham" design boasting 1603 square foot of well-balanced accommodation.

On entering this fabulous family home you are greeted by a spacious entrance hall with cloakroom/w.c, lounge with bay window to the front and double doors leading to dining kitchen with a range of high gloss fitted wall and floor cupboards with a host of integrated appliances and utility off. There is a useful study/family room to the front of the property. The first floor offers four well-portioned double bedrooms all with fitted wardrobes, the master bedroom offers a well-equipped en-suite shower room, the house bathroom offers bath and separate shower. Externally there is a detached double garage with remote controlled doors, driveway and attractive south-easterly facing rear garden.

In summary a wonderful opportunity to acquire this modern well presented family home.



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 1.85m x 5.39m max

Cloakroom/WC

Sitting Room 3.33m x 5.49m

Study/Family Room 2.99m x 4.35m

Dining Kitchen 8.50m x 2.94m

Utility 1.75m x 2.99m

Landing 2.89m x 2.08m

Master Bedroom 5.13m x 3.41m

En-Suite Shower Room 1.80m x 1.47m

Bedroom Two 3.98m x 4.22m

Bedroom Three 2.98m x 3.29m

Bedroom Four 2.41m x 3.87m

House Bathroom 2.90m x 1.67m

Double Garage 5.45m x 5.04m

Gardens



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.

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 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.

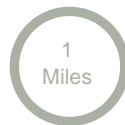




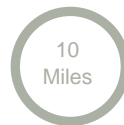
LOCATION

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 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.

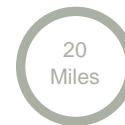
TRAVEL



A1079



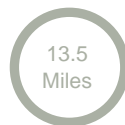
A64



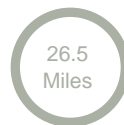
M62 Howden

APPROX

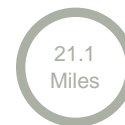
Distance by (Car)



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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