



16 Hopkin Way,
Pocklington YO42 1AN
Price £240,000

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.

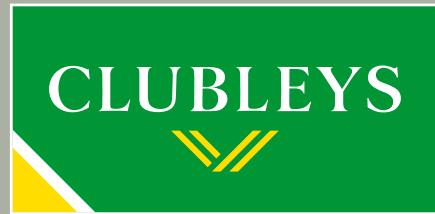


TRAVEL



APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

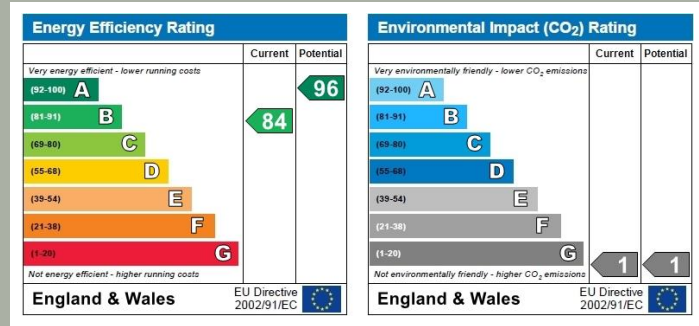
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

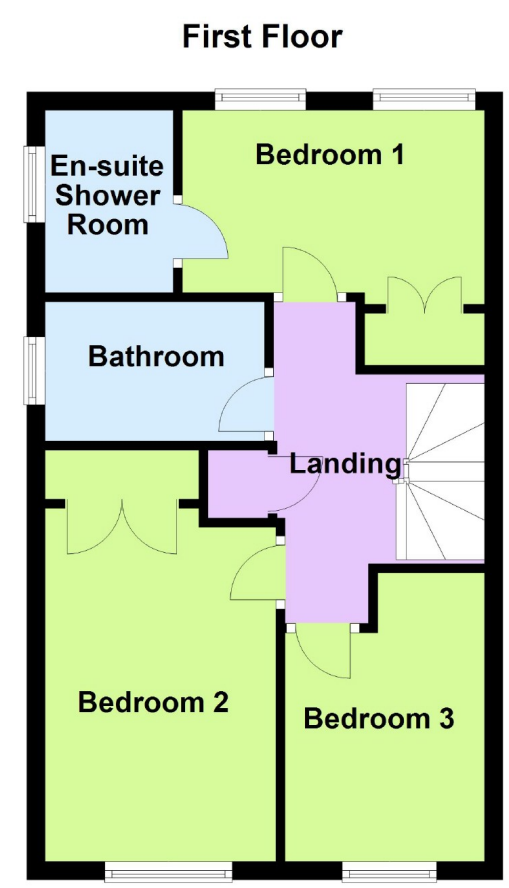
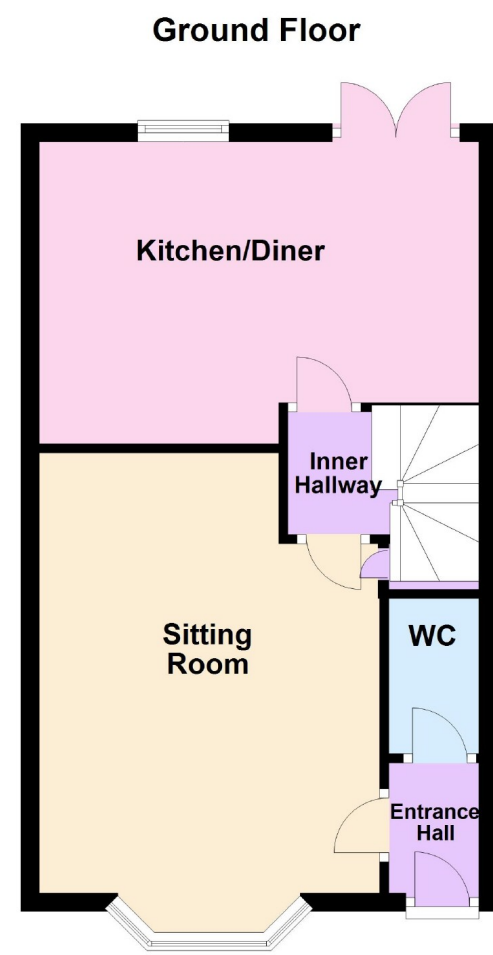
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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

This modern well presented three bedroomed semi detached house is an ideal starter home/investment or for a young family. Features include entrance lobby, cloakroom/W.C, sitting room, dining kitchen, on the first floor lies three bedrooms (all with fitted wardrobes), en suite shower room and family bathroom. Driveway to the side with garage, front and rear garden.

ROOM MEASUREMENTS

Entrance Hall		Bedroom Three	2.020m x 2.28m
Cloakroom		Family Bathroom	
Sitting Room	3.69m x 4.60m	Garage	
Inner Hall		Driveway	
Dining Kitchen	4.75m x 3.32m(max)	Gardens	
Landing			
Bedroom One	3.29m x 2.89m		
En Suite Shower Room			
Bedroom Two	2.43m x 3.31m		

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.