



63 Amos Drive,
Pocklington YO42 2BS
Offers around £215,000





****WELL PRESENTED THROUGHOUT**** Built in 2016 by the award winning housebuilder Linden Homes. This excellent three bed semi detached house is still under the N.H.B.C with 6 years remaining. The property has a wonderful arrangement of accommodation briefly comprising entrance hall with cloakroom/w.c, fitted kitchen with a host of integrated appliances opening to lounge/dining room. On the first floor lies three bedrooms all with fitted bedroom furniture, the master bedrooms offers a superb en-suite shower room and house bathroom.

Front and rear gardens and parking to the side.

Early viewing is essential.

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.

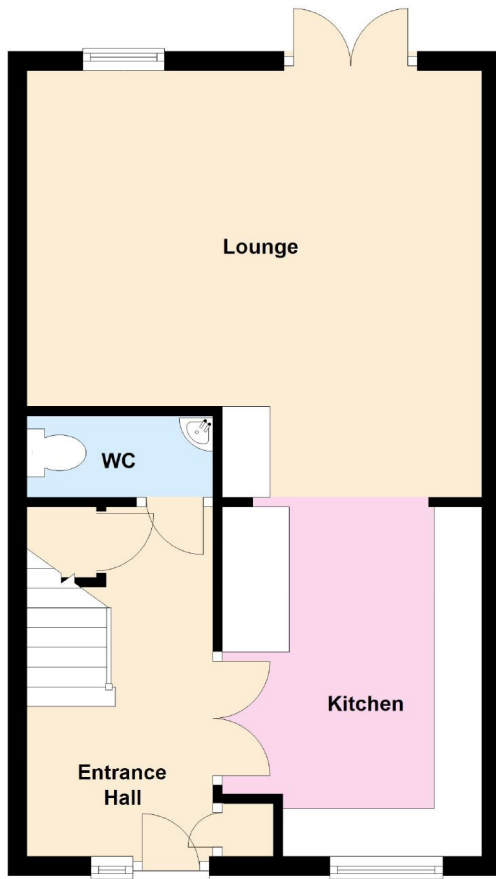
OPENING HOURS

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

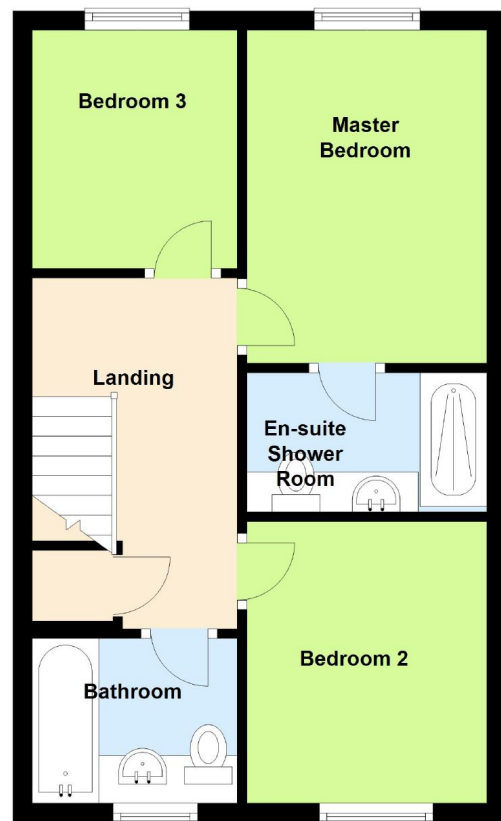
PROPERTY VALUATION/SURVEY

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.

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	1.95m x 3.67m	Family Bathroom
Cloakroom/w.c	1.95m x 0.84m	Rear Garden
Kitchen	2.74m x 3.45m	Driveway
Lounge	4.80m 3.33m 4.47m	
Landing		
Master Bedroom	2.72m x 3.46m	
En-Suite Shower Room		
Bedroom Two	2.57m x 2.95m	
Bedroom Three	1.46m x 2.45m	

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

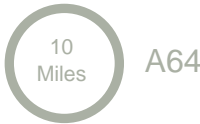
We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an

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 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

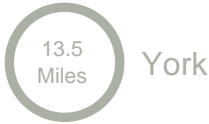
The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly 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



APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

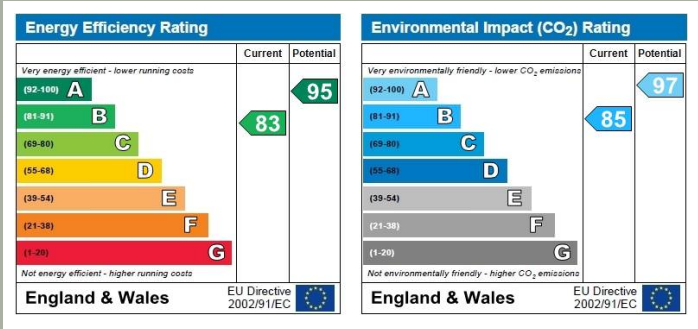
Auctioneers

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www.clubleys.com



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