

## 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.

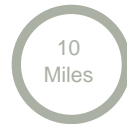


4 Pinewood Court,  
Pocklington YO42 2UU  
Offers over £200,000

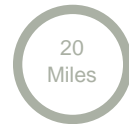
## TRAVEL



A1079



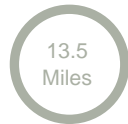
A64



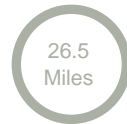
M62 Howden

## APPROX

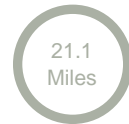
Distance by (Car)



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

www.clubleys.com

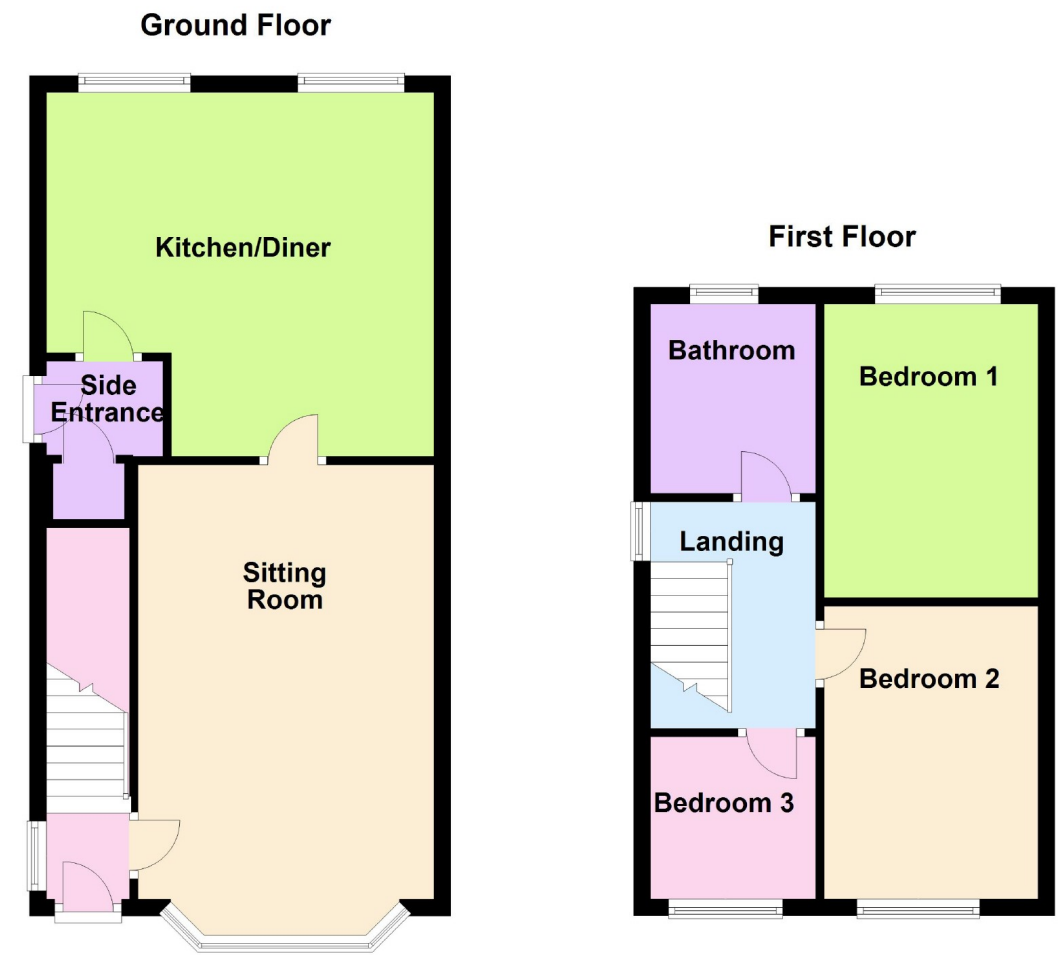


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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the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

**\*\*IN NEED OF COMPLETE RE-FURBISHMENT\*\* \*\*CUL-DE-SAC LOCATION\*\***  
 Standing on a good sized plot with potential to extend to the side subject to planning permission being obtained.  
 Entered via front entrance door, sitting room, dining kitchen, on the first floor lies three bedrooms and family bathroom.  
 Off road parking. Other features to note are double glazing to windows and gas central heating.

Within the current market early viewings are recommended to avoid disappointment.

### ROOM MEASUREMENTS

Entrance Hall	
Sitting Room	5.20m x 3.53m
Dining Kitchen	4.38m x 4.85m
Side Entrance	
Landing	
Bedroom One	2.78m x 3.48m
Bedroom Two	2.59m x 3.53m
Bedroom Three	2.55m x 1.99m
Bathroom	1.72m x 2.26m

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