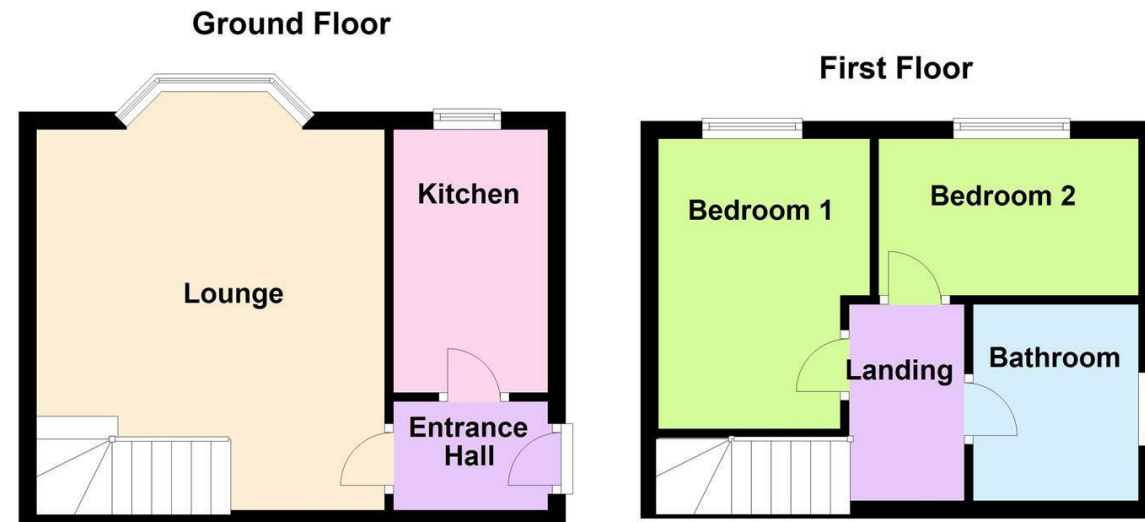




11, The Lilacs,  
Pocklington, YO42 2GE  
£170,000



**AGENTS NOTES**

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 and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

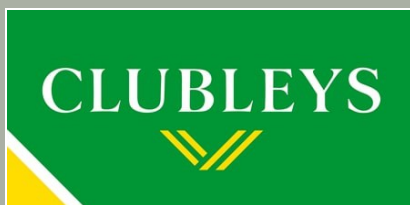
**FREE VALUATIONS FOR SALE**

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 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 Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

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 a 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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

**\*\*IDEAL FOR INVESTOR OR FIRST TIME BUYER\*\***

A two bedroomed property located on this popular Broadmanor development, only a short distance from the town centre. The accommodation comprises: Entrance Lobby, Dining Kitchen, Lounge, Two Bedrooms and Bathroom. Enclosed paved garden.

Communal parking area.  
OFFERED WITH NO CHAIN.  
Call now to book a viewing

Tenure: Freehold. East Riding of Yorkshire Council Band: B



www.clubleys.com



**ENTRANCE HALL**

Entered via UPVC side entrance door and laminate flooring.

**KITCHEN**

2.97m x 1.75m (9'8" x 5'8")

Fitted with wall and floor units, built in electric oven and four ring electric hob, extractor fan, stainless steel sink unit with mixer tap, breakfast bar area, plumbing for washing machine and dishwasher, night storage heater and double glazed window to rear elevation.

**LOUNGE**

4.37m x 3.97m max (14'4" x 13'0" max )

Wall mounted electric fire, stairs to first floor accommodation with under stairs cupboard, laminate flooring, night storage heater and double glazed bay window to the rear elevation.

**LANDING****BEDROOM ONE**

3.18m x 2.98m (10'5" x 9'9" )

Cupboard housing hot water cylinder and immersion heater, night storage heater and double glazed window to rear elevation.

**BEDROOM TWO**

2.99m x 2.08m (9'9" x 6'9")

Electric heater and double glazed window to rear elevation.

**FAMILY BATHROOM**

Three piece fitted suite comprising low flush WC, hand basin, bath with new shower over and side screen, fully tiled and opaque double glazed window to side elevation.

**OUTSIDE**

Allocated car parking space. Paved, fully enclosed garden to rear, laid to lawn, outside tap and two outside storage with electric.

**ADDITIONAL INFORMATION****APPLIANCES**

None of the above appliances have been tested by the Agent.

**SERVICES**

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

