

**4, May Court,
Pocklington, YO42 2GD
£175,000**



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

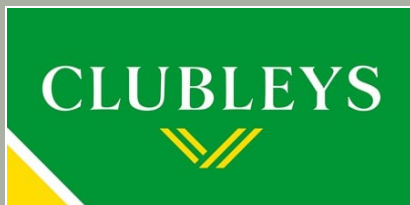
FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.

A well maintained and much improved two bedroomed property located on the popular Broadmanor development, only a short distance from the town centre. The tastefully appointed accommodation comprises: Entrance Lobby, Dining Kitchen, Lounge, Two bedrooms and Modern Shower suite. Enclosed lawned garden with shed. Communal parking area.

Perfect opportunity for first time buyers or investors.

This Property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



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ENTRANCE LOBBY

Having a double glazed front entrance door and double glazed window to the side elevation.

DINING KITCHEN

3.65m x 2.40m (11'11" x 7'10")

Fitted with wall and floor units incorporating work surfaces, built in electric Beko oven with extractor fan over, four ring electric hob, plumbing for washing machine, stainless steel sink unit with mixer tap, double glazed window to the front elevation and radiator.

LOUNGE

4.27m x 3.64m

Double glazed bow window to the front elevation, laminate flooring, coving to the ceiling, stairs to first floor accommodation and radiator.

LANDING**BEDROOM ONE**

3.73m x 2.66m (12'2" x 8'8")

Double glazed window to the front elevation, radiator and access to loft.

BEDROOM TWO

2.96m x 1.89m (9'8" x 6'2")

Worcester Gas boiler, double glazed window to the front elevation and radiator.

SHOWER ROOM

1.97m x 1.60m (6'5" x 5'2")

Modern suite comprising shower cubicle, low flush WC, hand basin, opaque double glazed window to the side elevation, chrome ladder style towel radiator.

OUTSIDE

Brick outside store.

Enclosed lawned area with pond and garden shed.

Communal parking area.

ADDITIONAL INFORMATION**SERVICES**

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

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

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band B.

