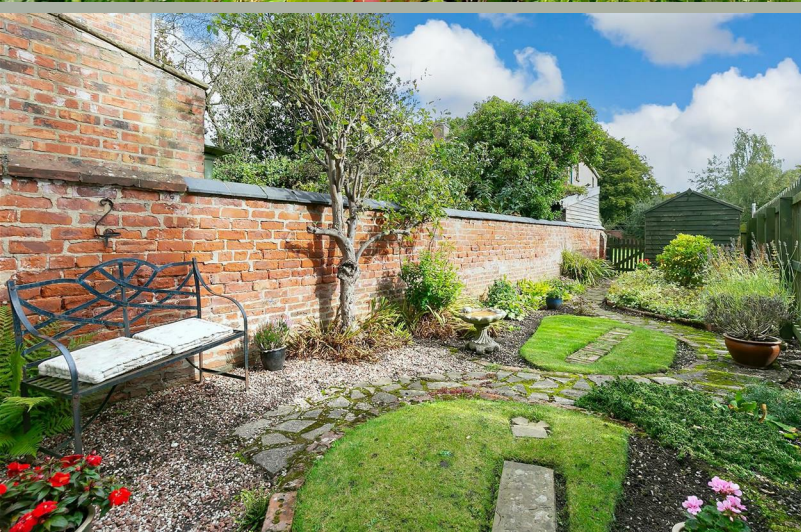


11a, The Balk,  
Pocklington, YO42 2QQ  
£245,000





## ABOUT THE PROPERTY

**\*\*OFFERED WITH NO FORWARD CHAIN\*\* \*\*AN IMPOSING PERIOD TERRACED PROPERTY\*\***

Built in 1770 located on The Balk in Pocklington, a fine example of regency architecture, once a former vicarage it is now divided into three separate properties.

This fine property offers a spacious entrance hall with stairs leading to the first floor accommodation, there is a good sized lounge with open fire and to the front offers views overlooking the garden and Pocklington Church, the fitted kitchen offers a series of floor and wall cupboards off the kitchen is the conservatory.

On the first floor are two good sized bedrooms and house bathroom.

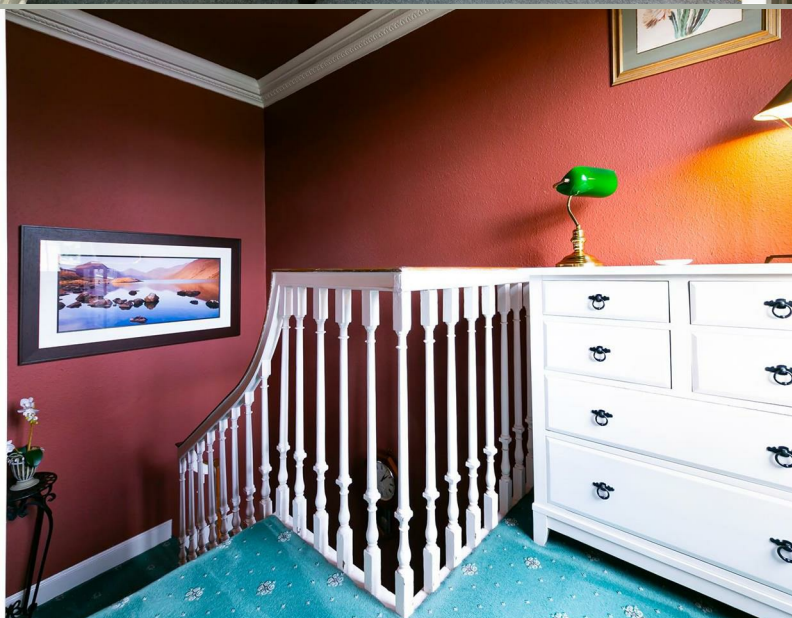
Wonderful cottage style gardens to the front and rear.

This really is a home to be proud of and properties of this style and type seldom come onto the market.

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











Tenure: Freehold  
East Riding of Yorkshire  
Band: B

#### ENTRANCE HALL

A most welcoming entrance into this splendid period property. Entered via an original front entrance door, having stairs to the first floor accommodation, under stairs cupboard, coving to ceiling and night storage heater.

#### SITTING ROOM

4.18m x 3.65m (13'8" x 11'11")

A wonderful cosy room having open fire with tiled surround and light above, coving to ceiling, cupboard space, night storage heater and sliding sash double glazed window to the front elevation overlooking the garden to the front and views of Pocklington Church.

#### FITTED KITCHEN

4.68m x 2.68m (15'4" x 8'9")

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, plumbing for automatic washing machine, stainless steel sink unit, built in oven, ceramic hob with extractor hood over, fitted corner seating area, door to the rear elevation and window to the rear elevation.

#### CONSERVATORY

2.41m x 2.86m (7'10" x 9'4")

Double glazed windows to the side and rear elevation, tiled flooring and door leading to the garden.

#### FIRST FLOOR LANDING

3.75m x 1.78m (12'3" x 5'10")

Having cornice coving and sliding sash double glazed window to the front elevation.

Again with views overlooking the Pocklington Church.

#### BEDROOM ONE

3.66m x 3.14m (12'0" x 10'3")

Sliding sash double glazed window to the front elevation, night storage heater, fitted cupboard with shelving and hanging rail.

#### INNER HALLWAY

3.64m x 0.92m (11'11" x 3'0")

#### BEDROOM TWO

2.69m x 2.63m (8'9" x 8'7")

Sliding sash double glazed window to the rear elevation, fitted cupboard and night storage heater.

#### BATHROOM

1.86m x 1.66m (6'1" x 5'5")

Fitted suite comprising bath with shower over, pedestal hand basin, low flush WC, towel radiator and double glazed window to the rear elevation.

#### OUTSIDE

Hand gate with path leading to the front of the property having lawned garden to the front with borders. To the rear is a lovely cottage style garden with attractive borders, variety of shrubs, circular lawned areas, garden shed, brick boundary and pedestrian access to the rear.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

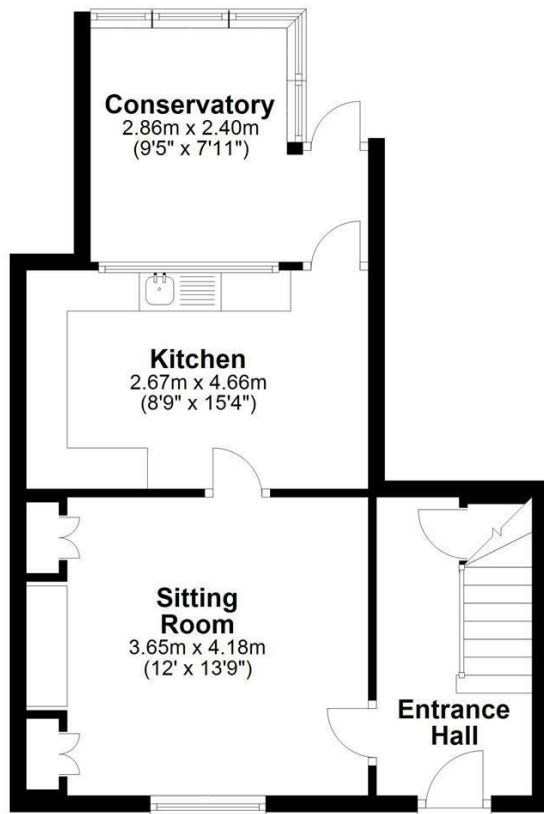
Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

##### COUNCIL TAX

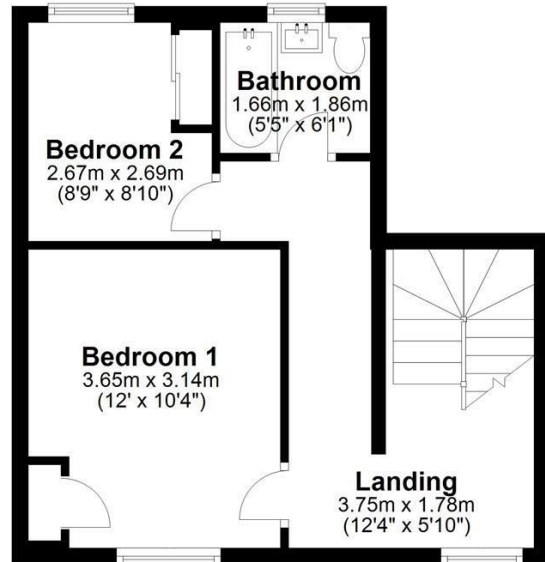
East Riding of Yorkshire Council - Council Tax Band B.



## Ground Floor



## First Floor



### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### 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.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

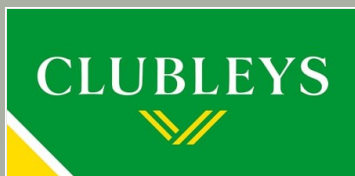
### MORTGAGES

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](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 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.

### 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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC