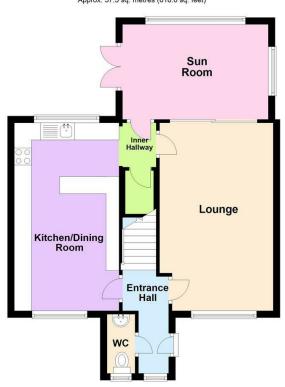
Ground Floor



First Floor



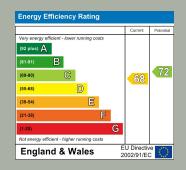
Total area: approx. 98.5 sq. metres (1060.3 sq. feet)

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuatic 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.



52 Market Place, Pocklington, York, YO42 2AH



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.



55, Southfield Road, **Pocklington, YO42 2XE** £325,000



HAVING UNDERGONE A PROGRAMME OF IMPROVEMENTS Recently fitted kitchen, en-suite shower The accommodation comprises of well equipped dining kitchen, sitting room, cloakroom and sun room. To the first floor there are three bedrooms, family bathroom and en-suite shower room. The property also benefits from off-street parking and a garage.

A VIEWING IS RECOMMENDED.

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





Tenure: Freehold
East Riding of Yorkshire Council
Band: D

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ENTRANCE HALL

Double glazed window to to the front, UPVC side entrance door, laminate flooring, radiator and stairs to first floor accommodation.

CLOAKROOM/WC

0.82m x 1.73m (2'8" x 5'8")

WC, vanity wash hand basin, radiator, tiled splash back, chrome radiator and opaque double glazed window to the front.

DINING KITCHEN

3.08m x 5.51m (10'1" x 18'0")

Newly fitted kitchen, fitted wall and base units, quartz work surfaces, breakfast bar, one and a half stainless steel sink unit, water softener, integral appliances including built in electric oven, induction hob, built in microwave, dishwasher and washing machine, space for double fridge/freezer, laminate flooring, double glazed window to the front elevation, two radiators, under stairs cupboard and double glazed door to the rear elevation.

SITTING ROOM

3.33m x 5.52m (10'11" x 18'1")

Double glazed window to the front, electric fire, coving and laminate flooring.

SUN ROOM

4.27m x 2.79m (14'0" x 9'1")

Double glazed window to the rear, infra red heating panel, laminate flooring and radiator.

Double doors to the side.

LANDING

Double glazed window to the rea, coving to ceiling and access to the loft.

MASTER BEDROOM

2.98m x 4.16m (9'9" x 13'7")

Double glazed window to the front, fitted wardrobes and radiator.

ENSUITE SHOWER ROOM

1.76m x 1.85m (5'9" x 6'0")

Walk in shower, WC, wash hand basin in vanity unit and opaque double glazed window to the front elevation.

BEDROOM TWO

3.38m x 2.67m (11'1" x 8'9")

Double glazed window to the front, radiator.

BEDROOM THREE

2.46m x 2.79m (8'0" x 9'1")

Double glazed window to the rear, radiator.

BATHROOM

2.19m x 1.85m (7'2" x 6'0")

P-shaped bath with shower screen, wash hand basin, WC in vanity unit, chrome ladder style radiator and opaque double glazed window to the rear elevation.

GARAGE

Up and over door, with power and light.

OUTSIDE

Enclosed rear garden with wall and hedge boundaries and patio seating area.

ADDITIONAL INFORMATION

There are solar panels to the property. (Currently under a lease agreement).

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.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band D.











