



Immaculate traditional mid terraced house situated close to the heart of Pocklington town centre and offers fantastic views overlooking open space, a rare find in Pocklington!

The property is well maintained throughout and offers excellent accommodation, comprises entrance hall with cloakroom/w.c, lovely sitting room, good sized fitted dining kitchen with matching arrangement of floor and wall cupboards, on the first floor are three bedrooms, family and pull down ladder giving access to the loft, subject to the necessary planning permissions there is scope to make this space into additional accommodation.

Enclosed garden to both the front and rear of the property and driveway leading to the garage.

A viewing is recommended and strictly by appointment via the selling agents.

**\*\*LOCAL PART EXCHANGE CONSIDERED\*\***

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

#### ENTRANCE HALL

1.85m x 4.56m (6'0" x 14'11" )

Entered via a front entrance door, having stairs to the first floor accommodation, radiator and laminate flooring.

#### CLOAKROOM

1.88m x 0.71m (6'2" x 2'3" )

Fitted suite comprising low flush WC, wash hand basin, laminate flooring, dado rail and extractor fan.

#### SITTING ROOM

4.38m x 3.26m (14'4" x 10'8" )

Bay double glazed window to the front elevation, coving to ceiling, laminate flooring and radiator.

#### FITTED DINING KITCHEN

3.66m x 5.65m (12'0" x 18'6" )

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, one and a half ceramic sink unit, integrated double oven, four ring electric hob with extractor fan over, tiled splashback, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, Ideal gas boiler in concealed cupboard, dado rail, radiator, double glazed window to the rear elevation and rear external door leading to the garden.

#### LANDING

Access to the loft.

#### BEDROOM ONE

3.66m x 2.88m (12'0" x 9'5" )

Fitted wardrobes, radiator and double glazed window to the rear elevation.

#### BEDROOM TWO

4.35m x 2.89m (14'3" x 9'5" )

Fitted wardrobes, radiator and bay double glazed window to the front elevation.

#### BEDROOM THREE

1.87m x 2.46m (6'1" x 8'0" )

Fitted cupboard with shelving, radiator and double glazed window to the rear elevation.

#### BATHROOM

1.86m x 2.71m (6'1" x 8'10" )

Fitted suite comprising bath with shower over and side screen, pedestal hand basin, low flush WC, tall chrome ladder style radiator, recess lighting and opaque double glazed window to the rear elevation.

#### LOFT SPACE

With a drop down ladder this space offers extra space for the house. There is a radiator & velux windows to the front & rear with under eaves storage. Subject to the necessary planning permissions there is potential to make this into additional accommodation.

#### OUTSIDE

The property is located at the end of Target Lane fronting onto an open aspect to the front of the property.

Enclosed garden to both the front and rear of the property.

Driveway leading to garage with up and over door.

#### GARAGE TO THE REAR.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

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

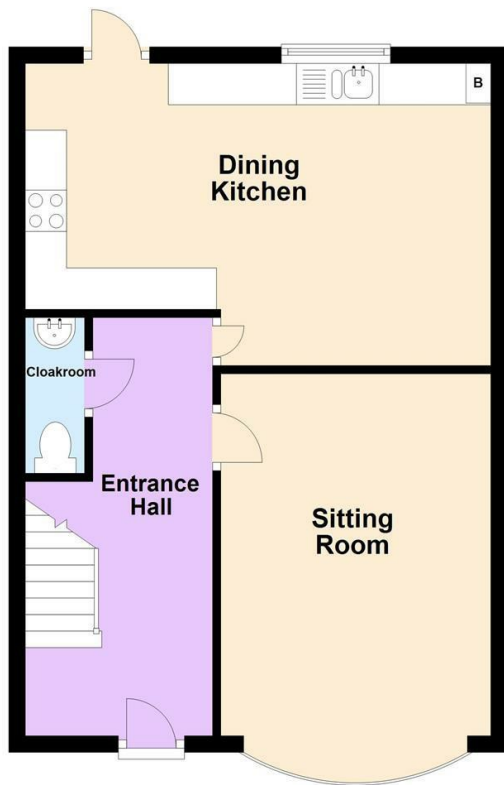
##### COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band C.

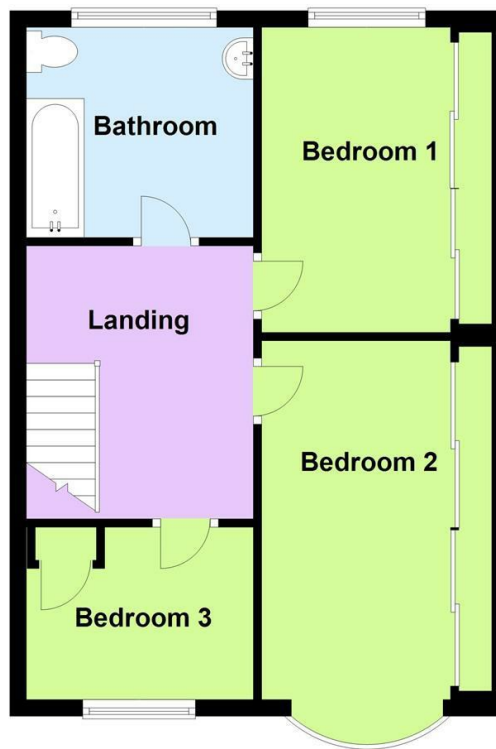




## Ground Floor



## First Floor



### 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

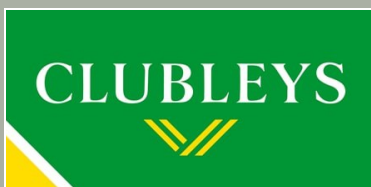
### FREE VALUATIONS FOR SALE

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			
(81-91) B			
(69-80) C		72	86
(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	

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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.