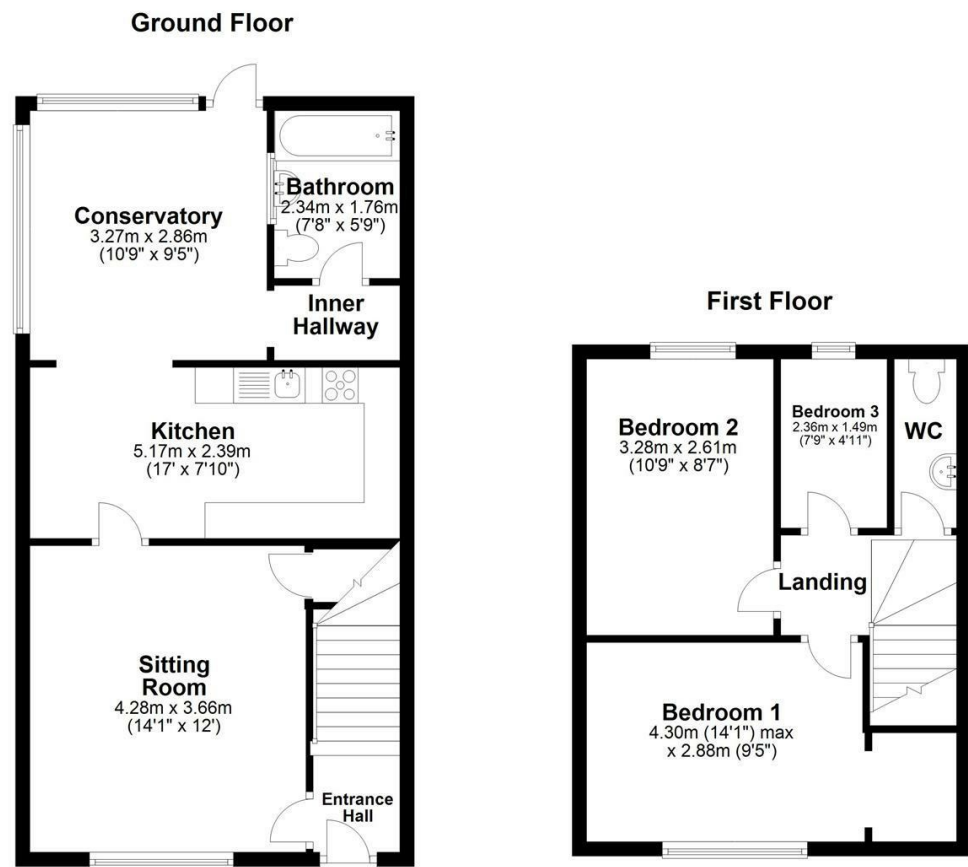




7, Edward Street,  
Pocklington, YO42 2DS  
£185,000



**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  
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pocklington@clubleys.com  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

**\*\*LOOKING FOR A PROPERTY WITH PARKING AND GARDENS\*\*** Then make an appointment to view this three bedroom mid terraced house, located close to Pocklington town centre. Offering living room and open-plan kitchen/dining room and conservatory. There are two car parking spaces to the front, enclosed rear garden with useful brick built shed. Ideal purchase for first time buyers/downsizer or investors. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band A.



www.clubleys.com





**ENTRANCE LOBBY**

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

**SITTING ROOM**

3.65m x 4.26m (11'11" x 13'11" )

Double glazed window to the front elevation, laminate flooring, coving to ceiling, radiator and under stairs cupboard.

**KITCHEN**

2.40m x 5.18m (7'10" x 16'11" )

Fitted with matching arrangement of floor and wall cupboards, working surfaces, stainless steel sink unit, plumbing for washing machine, double oven, five ring as hob with extractor fan over, laminate flooring, recess lighting and radiator.

Opening to;

**CONSERVATORY**

2.86m x 3.27m (9'4" x 10'8" )

PVCU construction and laminate flooring.

**GROUND FLOOR BATHROOM**

Fitted suite comprising bath with shower over, WC, hand basin, extractor fan, radiator, fully tiled and opaque double glazed window to the side elevation.

**LANDING**

Access to the loft.

**MASTER BEDROOM**

4.31m x 2.80m (14'1" x 9'2" )

Double glazed window to the front elevation, walk in cupboard with light, radiator and laminate flooring.

**BEDROOM TWO**

2.65m x 3.29m (8'8" x 10'9" )

Double glazed window to the rear elevation, radiator and laminate flooring.

**BEDROOM THREE**

1.57m x 2.37m (5'1" x 7'9" )

Double glazed window to the rear elevation, radiator and laminate flooring.

**SEPARATE WC**

Fitted suite comprising WC, hand basin, laminate flooring and gas boiler.

**OUTSIDE**

Enclosed rear garden.

Driveway to the front providing off street parking.

**ADDITIONAL INFORMATION****SERVICES**

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

**APPLIANCES**

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band A.

