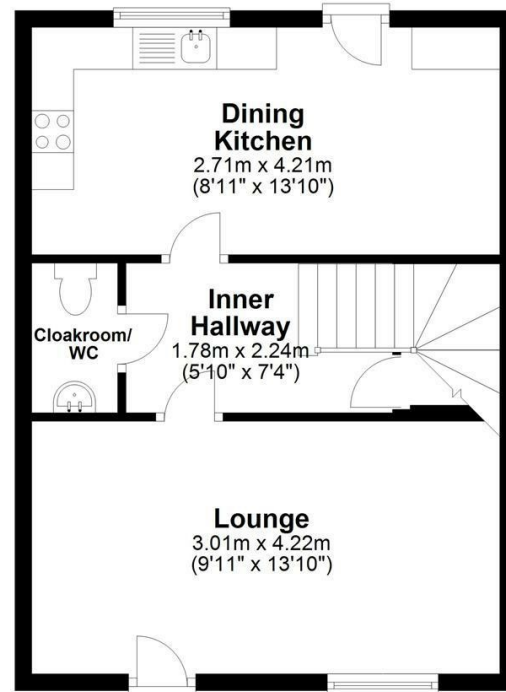


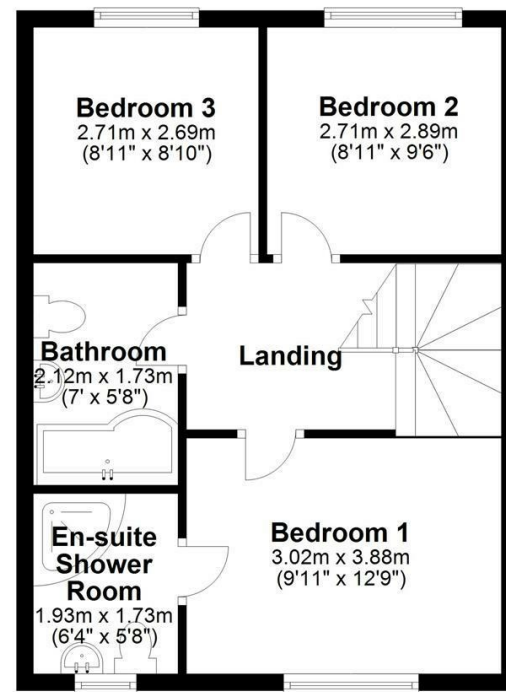


15, Hallgate,
Pocklington, YO42 2BT
£225,000

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

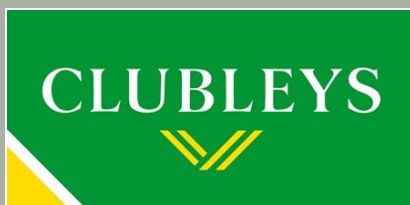
FREE VALUATIONS FOR SALE

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.



52 Market Place, Pocklington, York, YO42
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www.clubleys.com

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

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.

IDEAL PURCHASE FOR FIRST TIME BUYERS/INVESTORS/DOWNSIZERS

Built in 2010 by reputable local developer to a high specification. A three bedroomed mid terraced town house situated close to Pocklington town centre and all amenities. The accommodation comprises lounge, inner hallway with convenient cloakroom, and fitted kitchen. On the first floor lies master bedroom with en-suite shower room, two further bedrooms and family bathroom.

To the rear of the property there is a fully enclosed courtyard and allocated parking space to the rear.

Offered with the advantage of no onward chain. Viewing is recommended.

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



www.clubleys.com



LOUNGE

3.01m x 4.21m (9'10" x 13'9")

Having a sliding sash double glazed window to the front elevation, front entrance door, coving to ceiling, radiator, T.V aerial points, shutter blinds and telephone point.

INNER HALLWAY

1.79m x 2.26m (5'10" x 7'4")

Under stairs cupboard, power points, stairs to half landing with recessed ceiling lights.

CLOAKROOM/WC

Fitted suite comprising wash hand basin, low level WC, extractor fan and radiator.

DINING KITCHEN

2.71m x 4.21m (8'10" x 13'9")

Fitted with a matching arrangement of floor and wall cupboards with working preparation, one and half bowl stainless steel sink unit, built in electric oven, four ring gas hob with extractor hood over, built in fridge/freezer, integrated dishwasher, concealed radiator, plumbing for automatic washing machine, sash double glazed window to the rear elevation and rear external door.

LANDING

Radiator and power points.

MASTER BEDROOM

3.02m x 3.88m (9'10" x 12'8")

Having a sash style double glazed window to the front elevation, power points, radiator and storage cupboard.

EN-SUITE SHOWER ROOM

1.70m x 1.92m (5'6" x 6'3")

Fitted suite comprising shower cubicle, wash hand basin, low level WC, extractor fan, sliding opaque double glazed window to the front elevation and chrome radiator.

BEDROOM TWO

2.72m x 2.88m (8'11" x 9'5")

Having a sliding double glazed window to the rear elevation, power points and radiator.

BEDROOM THREE

2.69m x 2.73m (8'9" x 8'11")

Having a sliding double glazed window to the rear elevation, radiator, power points, fitted wardrobes and radiator.

FAMILY BATHROOM

1.70m x 2.13m (5'6" x 6'11")

Fitted white suite comprising P shaped bath with side screen, shower over, extractor fan, pedestal wash hand basin, low level WC and chrome radiator.

DECKED REAR COURTYARD

Shared pedestrian access to the side leading to fully enclosed decked courtyard to the rear.

ALLOCATED CAR PARKING SPACE**ADDITIONAL INFORMATION****APPLIANCES**

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

SERVICES

Mains Gas, Water, Electricity, and Drainage.
Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

