

25, Saunders Crescent,
Pocklington, YO42 2GU
£185,000



****IDEAL PURCHASE FOR FIRST TIME BUYERS/INVESTORS/DOWNSIZERS****

A well maintained two bedroom mid terraced located on the popular Broadmanor development. A short distance from Pocklington town centre and all local amenities.

The accommodation comprise entrance hall with convenient cloakroom, fitted kitchen and lounge/dining room. On the first floor lies two bedrooms and family bathroom.

Externally, there is a low maintenance rear garden and two allocated parking space. Recently refurbished and also a new gas central heating system.

The property benefits from a solar powered hot water system with feed back tariff.

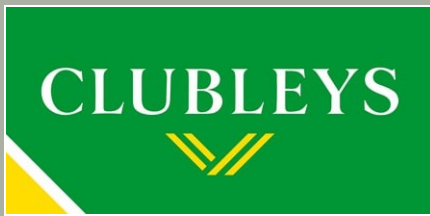
Offered to the market with no onward chain. Viewing is recommended.

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



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Tenure: Freehold
East Riding of Yorkshire
BAND: B

ENTRANCE HALL

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

CLOAKROOM

0.80m x 1.67m (2'7" x 5'5")

Fitted suite comprising WC, wash hand basin, radiator and opaque sealed unit to the front elevation.

KITCHEN

1.75m x 2.99m (5'8" x 9'9")

Fitted floor and wall cupboards, stainless steel sink unit, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, radiator, wall mounted gas boiler in concealed cupboard and sealed unit to the front elevation.

LOUNGE/DINING ROOM

3.66m x 4.80m (12'0" x 15'8")

Having laminate flooring, radiator, under stairs cupboard and sliding doors to the rear elevation.

LANDING

Access to the loft.

BEDROOM ONE

3.66m x 4.80m (12'0" x 15'8")

Sealed unit double glazed window to rear, radiator.

BEDROOM TWO

2.89m x 3.63m (9'5" x 11'10")

Sealed unit double glazed window to front elevation, radiator and cupboard housing hot water cylinder heated by solar panel.

BATHROOM

1.71m x 1.85m (5'7" x 6'0")

Fitted suite comprising bath with mixer tap and shower over, pedestal wash hand basin and WC.

GARDEN

Enclosed rear garden with garden shed and decking,

PARKING

Two parking spaces to the side of property.

ADDITIONAL INFORMATION

APPLIANCES

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

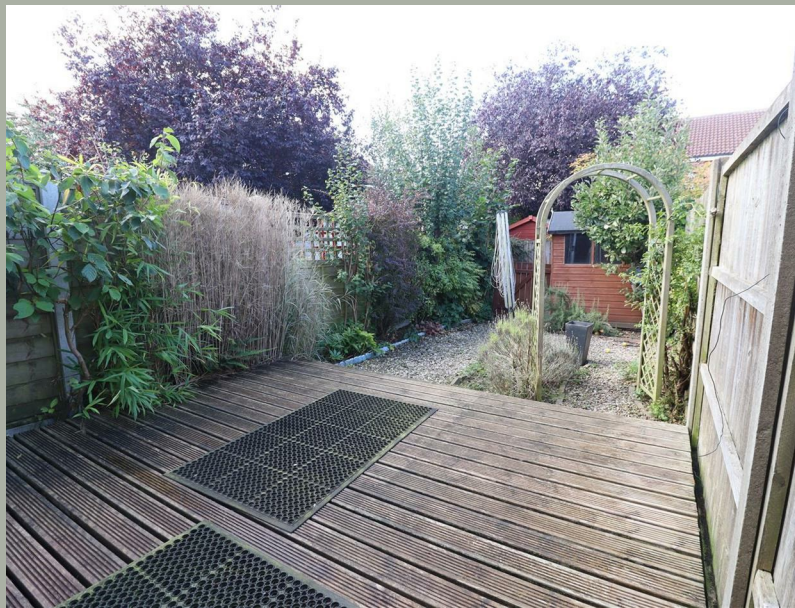
SERVICES

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

COUNCIL TAX

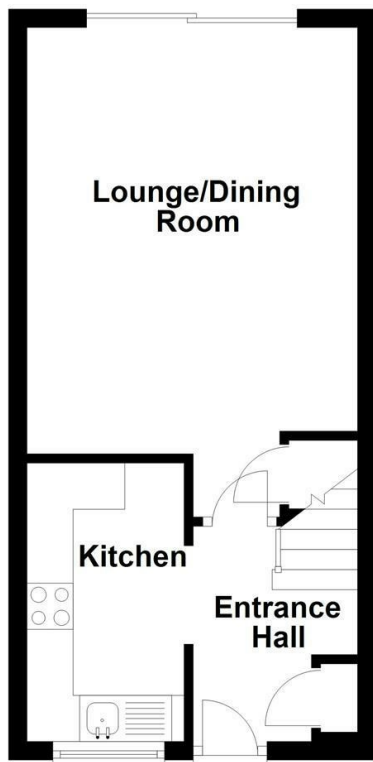
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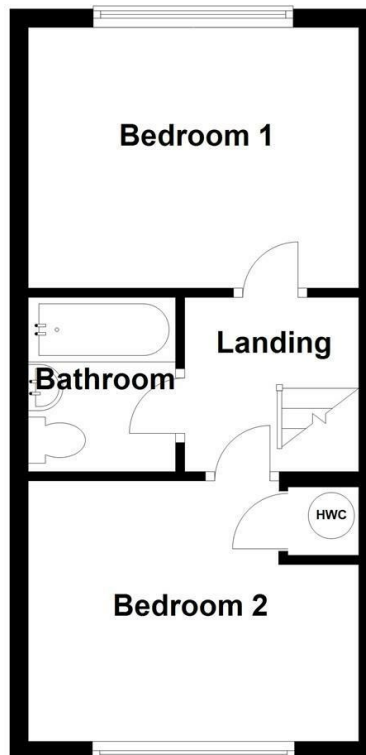


Estate Agents | Lettings Agents | Chartered Surveyors

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

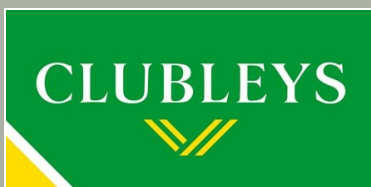
FREE VALUATIONS FOR SALE

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			
(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.