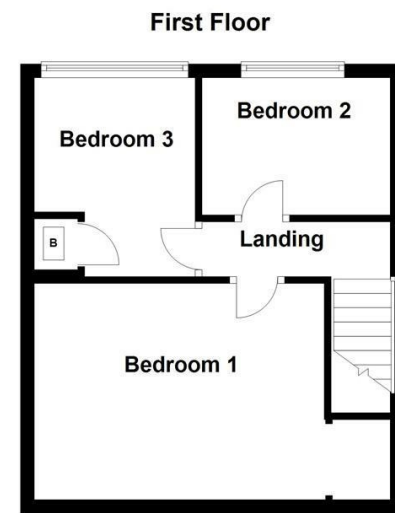
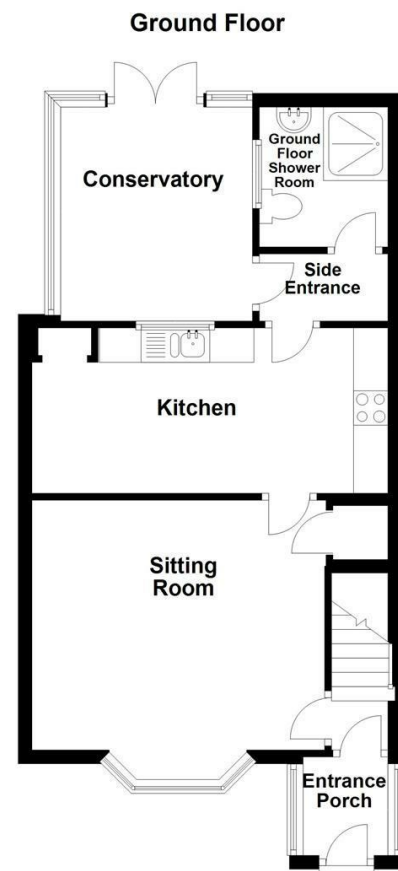




98, Summerson Terrace,
Pocklington, YO42 2DR
Offers Over £200,000



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

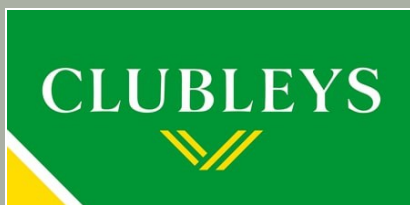
FREE VALUATIONS FOR SALE

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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www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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.

Are you looking for a property close to the centre of Pocklington, require more space and need parking then this property could be the perfect purchase for you. It is the ideal home for a first-time buyer, investor or young family. This lovely three bedroom end terrace house provides everything that you could possibly desire, so an early viewing is highly recommended to avoid disappointment.

Features include lounge, dining kitchen, conservatory and downstairs bathroom. On the first floor are three bedrooms.

A particular feature of this property is the good sized garden, driveway and detached sectional garage.

Offered with the convenience of no onward chain.

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



www.clubleys.com



ENTRANCE PORCH

1.20m x 1.43m (3'11" x 4'8")
Entered via UPVC front entrance door and double glazed windows.

ENTRANCE LOBBY

Having stairs to the first floor accommodation and radiator.

SITTING ROOM

3.62m x 4.26m (11'10" x 13'11")
Bay double glazed window to the front elevation, under stairs cupboard, laminate flooring and radiator.

KITCHEN

2.41m x 5.19m (7'10" x 17'0")
Matching arrangement of floor and wall cupboards, working surfaces, one and half stainless steel sink unit with mixer tap, built in oven, induction hob with extractor hood over, plumbing for washing machine, storage cupboard, laminate flooring, radiator and double glazed window to the rear elevation.

SIDE ENTRANCE

0.99m x 1.87m (3'2" x 6'1")

GROUND FLOOR SHOWER ROOM

1.83m x 2.05m (6'0" x 6'8")
Fitted suite comprising extra sized shower cubicle, low flush WC, vanity hand basin, chrome radiator and opaque double glazed window to the side elevation.

CONSERVATORY

3.39m x 2.80m (11'1" x 9'2")
UPVC construction.

LANDING

Access to the loft.

BEDROOM ONE

2.79m x 4.25m (9'1" x 13'11")
Double glazed window to the front elevation, storage cupboard with hanging rail.

BEDROOM TWO

3.26m x 2.53m (10'8" x 8'3")
Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.34m x 2.53m (7'8" x 8'3")
Double glazed window to the rear elevation, radiator and cupboard housing gas combi boiler.

OUTSIDE

Shared path leading to the front of the property.
Driveway to the side leading to the detached sectional garage.
Good sized garden laid to lawn with borders and patio seating area.

OUTHOUSE

1.54m x 1.89m (5'0" x 6'2")

DETACHED GARAGE

3.03m x 6.03m (9'11" x 19'9")
Up and over door, with side personal door.

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

East Riding of Yorkshire Council - Council Tax Band A.

