



5, Wold Road,  
Pocklington, YO42 2QG  
Offers In The Region Of £350,000



A spacious and appealing three bed detached house located in a well-established residential area. Boasting a generously sized plot, offering excellent potential for extension or further development, subject to the necessary planning permission.

The front door opens into a porch with a useful storage cupboard and a door into the entrance hall, cloakroom/WC, a spacious lounge with window to front and an opening into the dining room. From the dining room there is a door into an excellent kitchen which has a range of modern fitted units with built-in gas hob, oven, extractor and fridge, store cupboard, door to rear garden and an opening into a fabulous conservatory. To the first floor bedrooms one and two are both doubles with fitted wardrobes, bedroom three is a good size single, and the family bathroom has a three piece suite with a shower over 'P' shaped bath and vanity sink unit.

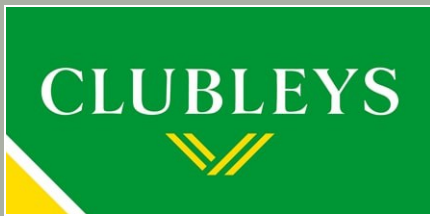
Outside there is a driveway to the front with ample parking and enclosed rear garden.

The property's ample space and desirable location make it ideal for the discerning buyer looking to upsize.

OFFERED WITH THE ADVANTAGE OF NO FORWARD CHAIN.

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





Tenure: Freehold  
East Riding of Yorkshire  
BAND: D

#### ENTRANCE LOBBY

1.55m x 1.27m (5'1" x 4'1" )

Entered via a front entrance door with opaque panels to either side, double glazed window to the side elevation and storage cupboard.

#### ENTRANCE HALL

1.82m x 1.78m (5'11" x 5'10" )

Having stairs to the first floor accommodation, radiator and recess lighting.

#### CLOAKROOM/WC

1.26m x 0.91m (4'1" x 2'11" )

Fitted suite comprising WC and hand basin.

#### SITTING ROOM

4.87m x 3.74m (15'11" x 12'3" )

Double glazed window to the front elevation, coving to ceiling and radiator.

Opening to;

#### DINING ROOM

2.86m x 2.57m (9'4" x 8'5" )

Radiator, coving to ceiling and UPVC door leading to the conservatory.

#### FITTED KITCHEN

4.46m x 2.67m (14'7" x 8'9" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, four ring gas hob, integrated appliances including double oven, fridge and Zanussi microwave. Opaque Upvc door to the side elevation, recess lighting and radiator.

Opening to;

#### CONSERVATORY

5.99m x 2.95m (19'7" x 9'8" )

Brick and UPVC construction, radiator and door to the side elevation.

#### LANDING

2.77m x 2.28m (9'1" x 7'5" )

Double glazed window to the side elevation, storage cupboard with shelving and access to a fully boarded loft with light.

#### BEDROOM ONE

3.94m x 3.35m (12'11" x 10'11" )

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

#### BEDROOM TWO

3.35m x 3.11m (10'11" x 10'2" )

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

#### BEDROOM THREE

2.66m x 2.28m (8'8" x 7'5" )

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

#### BATHROOM

2.25m x 2.07m (7'4" x 6'9" )

Fitted suite comprising jacuzzi bath with shower over and side screen, hand basin in vanity unit and low flush WC. Chrome ladder style radiator, extractor fan, recess lighting fully tiled and opaque double glazed window to the side and rear elevation.

#### GARAGE

5.67m x 2.41m (18'7" x 7'10" )

Having up and over garage door, power and light is connected and worcester gas combination boiler.

#### OUTSIDE

Gravelled driveway to the front of the property providing parking off street parking.

To the rear of the property is a good sized rear garden with summer house and garden shed which is laid to lawn with borders.

#### 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 D.

##### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

##### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

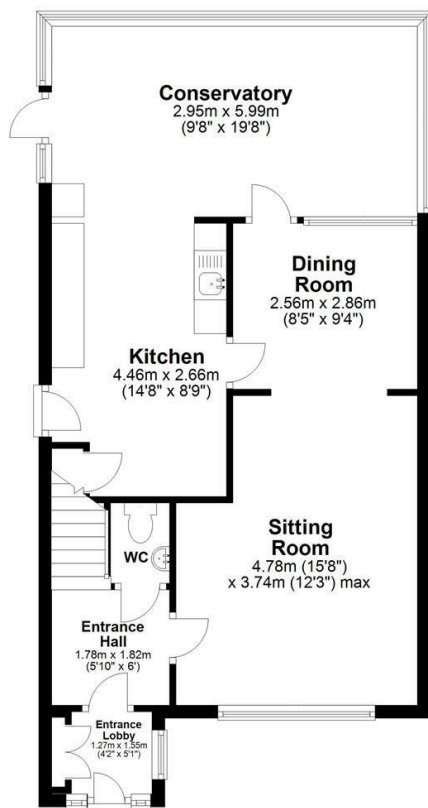
##### REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

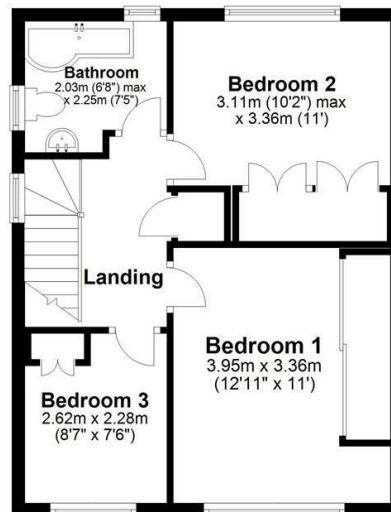




## Ground Floor



## 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](mailto:surveys@clubleys.com)

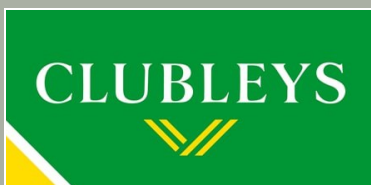
### FREE VALUATIONS FOR SALE

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](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	66
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.