



48, Percy Road,
Pocklington, YO42 2LY
£330,000



ABOUT THE PROPERTY

A beautifully maintained 1930's bay-fronted semi-detached home, ideally located near Pocklington Town Centre.

This much loved family home boasts spacious and inviting accommodation throughout, featuring a welcoming entrance hall with WC off, sitting room, separate dining room and a well fitted kitchen.

Upstairs there are three bedrooms and a stylish four piece bathroom, making it a perfect family home.

The property benefits from a driveway with gravelled parking to the front leading to a detached garage.

The good sized rear garden features a well maintained lawn, dedicated seating areas and a gravelled section adorned with a variety of shrubs, creating a lovely outdoor space to enjoy.

Properties of this kind rarely become available, so we strongly encourage you to arrange a viewing.

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







Tenure: Freehold
East Riding of Yorkshire
Band: C

ENTRANCE HALL

5.03m x 2.00m (16'6" x 6'6")

A most welcoming entrance into this splendid property entered via composite front entrance door, picture rail, radiator and stairs to the first floor accommodation.

CLOAKROOM/WC

Having WC and hand basin.

Wall mounted gas central heating boiler.

SITTING ROOM

5.17m measured into bay x 3.61m (16'11" measured into bay x 11'10")

A lovely sitting room, having a bay double glazed window to the front elevation, open fire not in use, cupboard, radiator and picture rail.

FITTED KITCHEN

5.09m max x 1.95 extending to 2.48m (16'8" max x 6'4" extending to 8'1")

A well equipped fitted kitchen. Fitted with a comprehensive arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit with mixer tap, plumbing for washing machine, built in oven, radiator and double glazed window to the side and side external door.

DINING ROOM

4.29m x 3.63m (14'0" x 11'10")

A good sized dining room, having open fire (not used), radiator, laminate flooring and double doors to the rear elevation giving direct access to the garden.

LANDING

3.05m x 2.26m (10'0" x 7'4")

Double glazed window to the side elevation.

Access to the the loft which is part boarded via a pull down loft ladder.

BEDROOM ONE

4.31m x 3.40m (14'1" x 11'1")

Double glazed window to the rear elevation and radiator.

BEDROOM TWO

4.08m x 3.41m (13'4" x 11'2")

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

BEDROOM THREE

2.62m x 2.26m (8'7" x 7'4")

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

FAMILY BATHROOM

2.25m x 2.21m (7'4" x 7'3")

Fitted suite comprising shower cubicle, bath with mixer tap, low flush WC, floating hand basin, chrome radiator, tiled flooring and two opaque double glazed windows to the front elevation.

REAR GARDEN

A good sized enclosed rear with patio seating area, lawned to the rear, garden shed, further area with a variety of shrubs and further seating area.

DETACHED GARAGE

4.81m x 2.85m (15'9" x 9'4")

Timber doors and side personal door.

Driveway to the side leading to the garage.

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 C.

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>

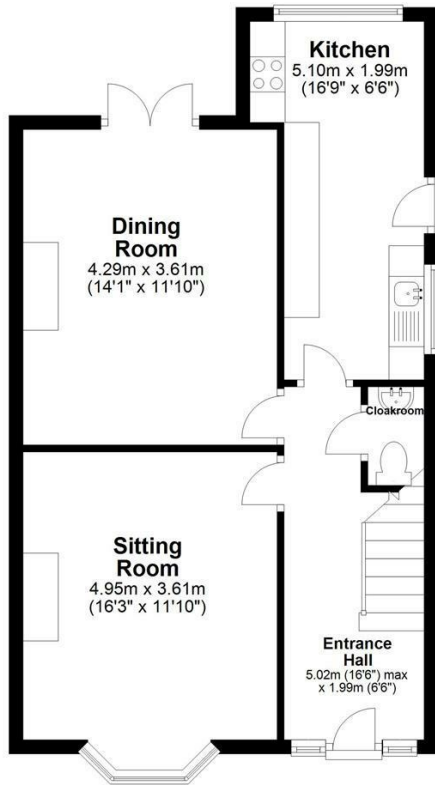
REFERRAL FEES

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.



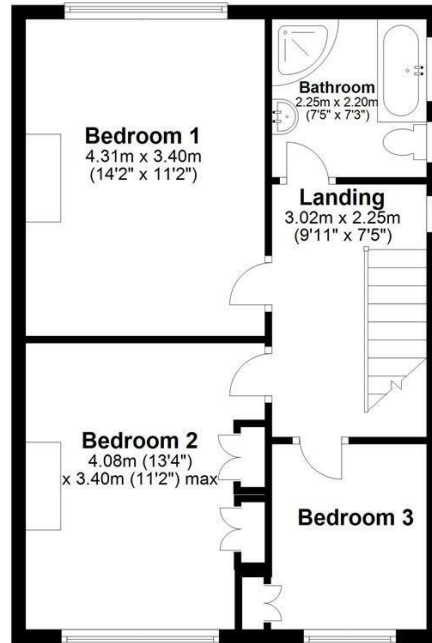
Ground Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

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

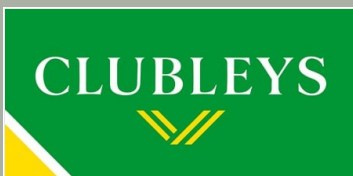
FREE VALUATIONS FOR SALE

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		86
(69-80) C	65	
(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.