



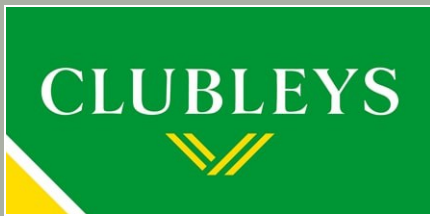
41, Union Street,
Pocklington, YO42 2JJ
£200,000



****SPACIOUS AND DECEPTIVE TERRACED HOUSE**** Tastefully and beautifully presented throughout. Situated close to Pocklington Town Centre and all the amenities. Features include entrance lobby, 21 foot long lounge/dining room, fitted breakfast kitchen, ground floor bathroom, three double bedrooms (one with a shower cubicle), with a jack and jill cloakroom, rear courtyard garden.
A VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THE SIZE AND SPACE THIS HOME OFFERS TO YOU.

THIS IS A CHAIN FREE PROPERTY.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: B

ENTRANCE HALL

Entered via UPVC front entrance door, having ceramic wood effect tiled flooring and stairs to the first floor accommodation.

SITTING ROOM/DINING ROOM

6.48m (max) x 3.63m (21'3" (max) x 11'10")
Gas fire (not working has been capped) in marble surround, exposed brick, original wooden beams, ceramic wood effect tiled flooring, two double radiators and double glazed window to the front elevation.

INNER HALLWAY

1.03m x 1.62m (3'4" x 5'3")
Exposed brick, original wooden beams, radiator, ceramic wood effect tiled flooring and under stairs cupboard.

DOWNSTAIRS BATHROOM

2.23m x 1.86m (7'3" x 6'1")
Fitted suite comprising bath with shower over and side screen, vanity hand basin, low flush WC, chrome ladder style radiator, part tiled walls, ceramic wood effect laminate flooring, recess lighting and opaque double glazed window to the side elevation.

FITTED KITCHEN

4.46m x 2.40m (14'7" x 7'10")
Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, integrated electric oven, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, wall mounted Glow Worm gas boiler in concealed cupboard, recess lighting, ceramic wood effect tiled flooring, double glazed window to the rear elevation and glass wooden framed double doors to the rear elevation.

LANDING

Access to the loft.

BEDROOM ONE

3.07m x 3.54m (10'0" x 11'7")
Double glazed window to the front elevation, radiator and walk in shower cubicle.

BEDROOM TWO

2.69m x 3.49m (8'9" x 11'5")
Double glazed window to the rear elevation and radiator.

BEDROOM THREE

3.10m x 2.66m (10'2" x 8'8")
Double glazed window to the rear elevation and radiator.

JACK AND JILL CLOAKROOM

0.99m x 1.08m (3'2" x 3'6")
Fitted suite comprising low flush WC, hand basin, extractor fan and tiled flooring.

OUTSIDE

Paved garden, BBQ area and brick outhouse. Side entrance via alley way.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire - Council Tax Band B.

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

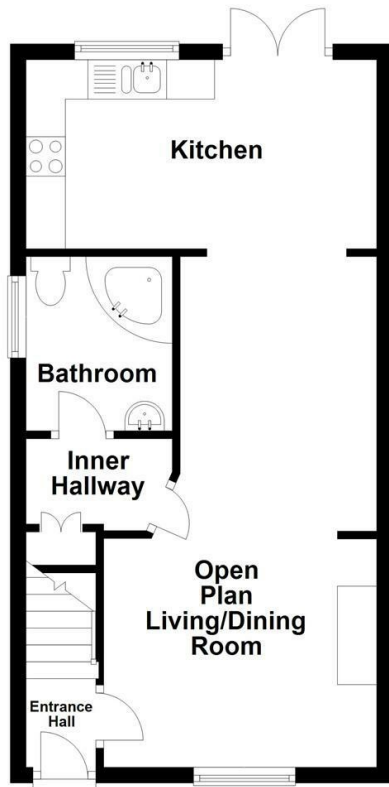
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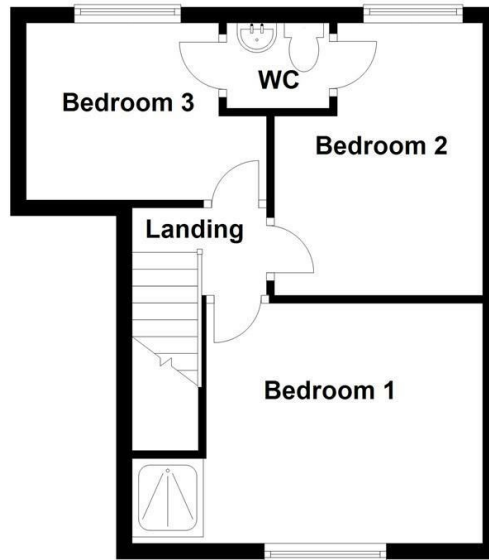


Estate Agents | Lettings Agents | Chartered Surveyors

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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(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.