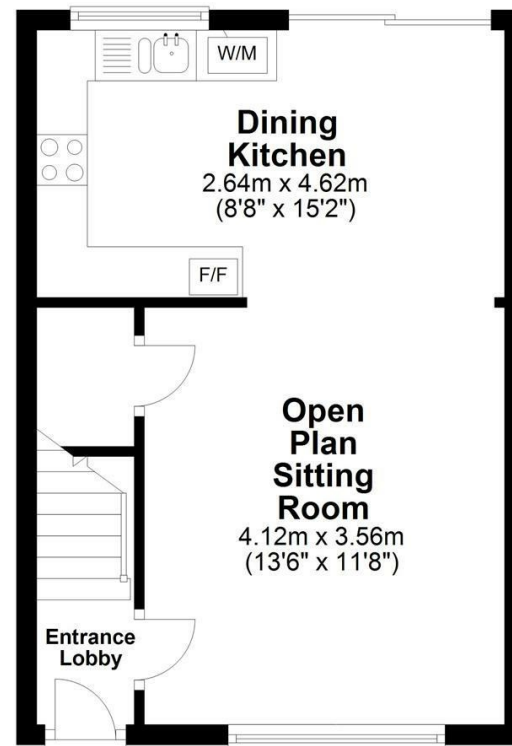
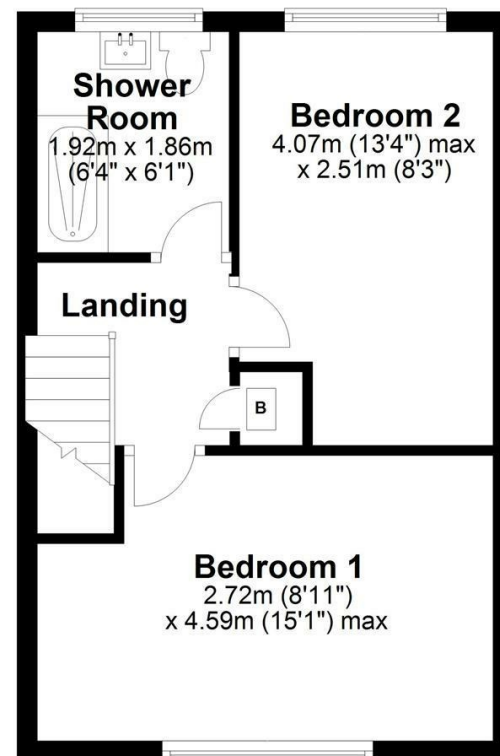


Ground Floor



First Floor



63b, London Street,
Pocklington, YO42 2JW
£190,000



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

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.

MATERIAL INFORMATION

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

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.

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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www.clubleys.com

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		

Situated in a prime location close to Pocklington Town Centre and all its amenities, this semi detached home is constructed in 1999 and has been tastefully upgraded with a re-fitted kitchen and well equipped shower room. Offering entrance lobby, sitting room leading to the dining kitchen, on the first floor are two bedrooms and shower room.

Externally there are attractive low maintenance gardens. Electric central heating boiler system. Offered with the advantage of no forward chain.

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

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.

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ENTRANCE LOBBY

1.46m x 1.09m (4'9" x 3'6")

Entered via a composite front entrance door, stairs to first floor accommodation and laminate flooring.

SITTING ROOM

4.12m x 3.55m (13'6" x 11'7")

Quadruple glazed window to front elevation, laminate flooring and under stairs cupboard.

Opening to;

FITTED DINING KITCHEN

4.66m x 2.65m (15'3" x 8'8")

Well equipped fitted dining kitchen fitted with a range of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, Hotpoint induction hob with extractor hood over, Beko eye level oven, built in fridge/freezer, built in washing machine, electric radiator, patio sliding doors and double glazed window to the rear elevation.

There is space for dining table and chairs.

LANDING

2.10m x 1.94m (6'10" x 6'4")

Access to the loft and cupboard housing hot water cylinder and electric boiler.

BEDROOM ONE

4.58m x 2.73m (15'0" x 8'11")

Quadruple glazed window to the front elevation, bulk head area, electric radiator and coving to ceiling.

BEDROOM TWO

4.07m x 2.55m (13'4" x 8'4")

Double glazed window to the rear elevation and electric radiator.

SHOWER ROOM

1.90m x 1.86m (6'2" x 6'1")

Well appointed fitted suite comprising walk in shower cubicle, pedestal hand basin, low flush WC, electric heated towel rail, radiator and double glazed window to the rear elevation.

OUTSIDE

Attractive raised low maintenance garden with garden shed, outside tap

Side gate giving access to the garden

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, gas can be connected to the property, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band B.

