



4, Mile End Park,  
Pocklington, YO42 2TH  
Offers Over £210,000



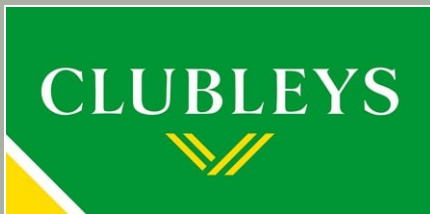
In need of full renovation and refurbishment, this detached bungalow is located in the highly sought after Mile End Park area of Pocklington.

Occupying a corner plot location, this property features a kitchen, sitting room, two bedrooms and a bathroom. It also benefits from a garage, driveway and low maintenance gardens.

Offered with the advantage of no onward chain, with viewings strictly by appointment through the selling agents.

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





Tenure: Freehold  
East Riding of Yorkshire  
BAND: D

#### ENTRANCE HALL

3.33m x 1.61m (10'11" x 5'3" )

Entered via UPVC side entrance door, having storage cupboard, radiator and access to the loft.

#### KITCHEN

3.21m x 2.72m (10'6" x 8'11" )

Floor and wall cupboards, working surfaces, incorporating one and a half stainless steel sink unit, integrated Bosch oven, five ring gas hob with extractor hood over, condemned gas boiler, radiator, rear door, double glazed window to the side and rear elevation.

#### SITTING ROOM

3.58m x 4.70m (11'8" x 15'5" )

Bay double glazed window to the front elevation with fitted shutters, gas fire in adam style surround (not working), coving to ceiling, radiator and two double glazed windows to the side elevation.

#### BEDROOM ONE

3.09m x 3.03m (10'1" x 9'11" )

Double glazed window to the front elevation with fitted shutters, fitted wardrobes, radiator and coving to ceiling.

#### BEDROOM TWO

3.58m x 3.44m (11'8" x 11'3" )

Radiator, double glazed window to the side and rear elevation.

#### BATHROOM

2.37m x 1.59m (7'9" x 5'2" )

Fitted suite comprising P shaped bath with mixer tap and side screen, hand basin in vanity unit, low flush WC, radiator and opaque double glazed window to the rear elevation.

#### GARAGE

Up and over door.

#### OUTSIDE

Driveway to the rear elevation.

Enclosed garden to the rear, patio seating area with a variety of shrubs.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

#### SERVICES

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

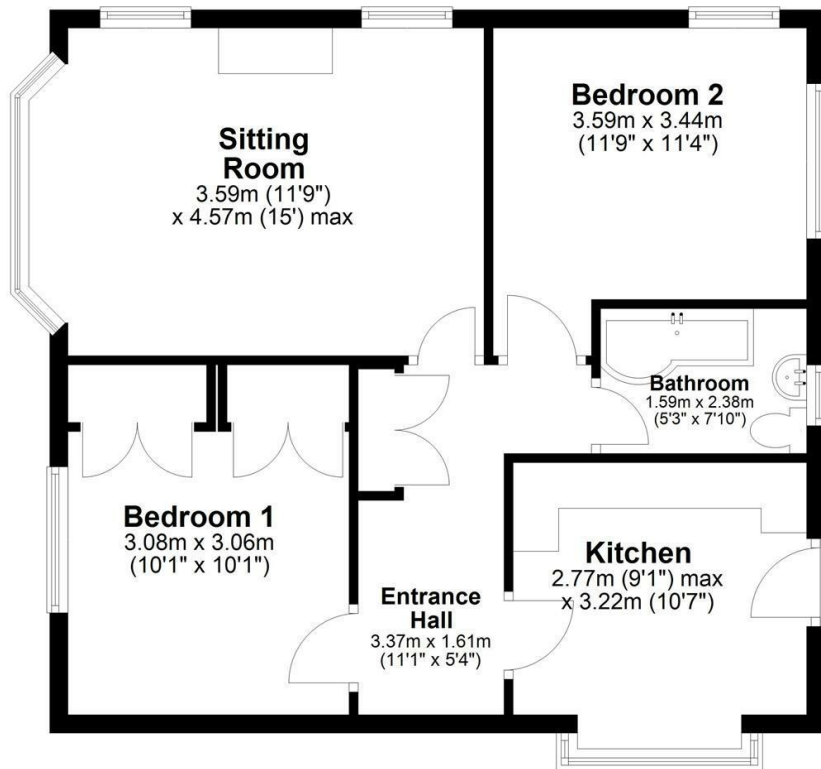
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## Ground Floor



### 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)

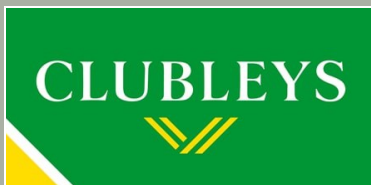
### FREE VALUATIONS FOR SALE

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) 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

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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.