



55, Barmby Road,  
Pocklington, YO42 2DW  
£180,000



**\*\*CASH BUYERS ONLY\*\***

In need of extensive refurbishment this property boasts a large garden that backs onto school playing fields, forming part of Pocklington School.

This semi detached house presents an excellent opportunity for renovation and potential extension subject to the necessary planning permissions being obtained.

Offering entrance lobby with stairs off, sitting room, kitchen, downstairs bathroom, separate toilet, upstairs are three bedrooms.

Off road parking to the front and lovely rear gardens.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: B

#### ENTRANCE LOBBY

Entered via a front entrance door, wall light point, electric heater and stairs to the first floor accommodation.

#### SITTING ROOM

4.22m x 3.62m (13'10" x 11'10")

Open fireplace, single glazed window to the front elevation.

#### KITCHEN

2.92m x 2.38m (9'6" x 7'9")

Fitted floor and wall cupboards, working surfaces, electric oven with extractor hood over, sink with mixer tap, plumbing for washing machine, one wall light point and single glazed window to the rear elevation.

#### SIDE ENTRANCE

Under stairs cupboard and timber stable style door.

#### SEPARATE WC

#### GROUND FLOOR BATHROOM

1.75m x 1.24m (5'8" x 4'0" )

Fitted suite comprising bath, hand basin, airing cupboard housing hot water cylinder, opaque single glazed window to the rear elevation.

#### LANDING

Electric night storage heater and single glazed window to the side elevation.

#### BEDROOM ONE

4.41m x 2.74m (14'5" x 8'11" )

Single glazed window to the front elevation and cupboard off.

#### BEDROOM TWO

3.37m x 2.85m (11'0" x 9'4" )

Sealed unit to the rear elevation.

#### BEDROOM THREE

2.37m x 2.33m (7'9" x 7'7" )

Sealed unit to the rear elevation and access to the loft.

#### OUTSIDE

Good sized rear garden which are laid to lawn with attractive borders, coal bunker, vegetable plot, variety of shrubs, timber shed, two green houses, fenced with side gate. Overlooking Pocklington School Playing Fields.

Driveway to front providing off street parking.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

Mains electricity and drainage. Telephone connection subject to renewal by British Telecom.

##### COUNCIL TAX

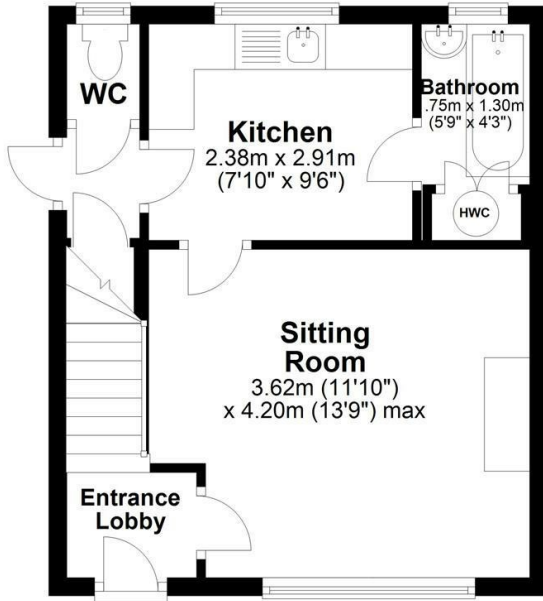
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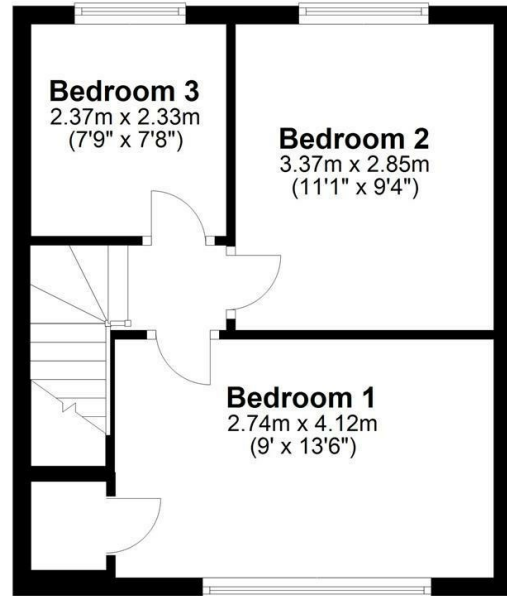


Estate Agents | Lettings Agents | Chartered Surveyors

## 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

### 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

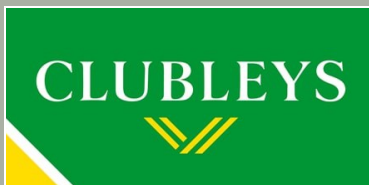
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](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>                            |         | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 28      |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.