

CLUBLEYS



26, Brindlegate,
Pocklington, YO42 2HB
Offers Over £190,000



Well presented and appointed terraced property, located in close to Pocklington Town Centre. Offering entrance lobby, lounge, fitted kitchen with breakfast bar, on the first floor are two bedrooms and bathroom.

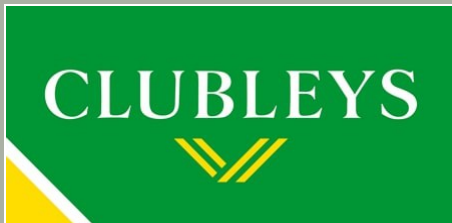
Lovely enclosed rear garden and parking space.

An ideal purchase for the first time buyer, investor or downsizer.

Brindlegate is a cul-de-sac with the only passing traffic being residents.

A viewing is recommended.

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 side UPVC entrance door, radiator and double glazed window to the front elevation.

SITTING ROOM

4.13m x 4.10m (13'6" x 13'5")

Double glazed window to the front elevation, electric fire, coving to ceiling, two radiators and stairs to the first floor accommodation.

KITCHEN

4.09m x 2.59m (13'5" x 8'5")

Matching arrangement for floor and wall cupboards, breakfast bar, working surfaces incorporating one and a half stainless steel sink unit, integrated electric oven and hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, radiator, rear personal door and double glazed window to the rear elevation.

LANDING

Cupboard with shelving housing Worcester gas combi boiler, access to the loft.

BEDROOM ONE

3.35m x 3.08m (10'11" x 10'1")

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

BEDROOM TWO

2.57m x 1.99m (8'5" x 6'6")

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

BATHROOM

1.99m x 1.68m (6'6" x 5'6")

Fitted suite comprising bath, low flush WC, hand basin, white ladder style radiator, fully tiled walls and opaque double glazed window to the rear elevation.

OUTSIDE

Fully enclosed rear garden, which is block paved and astro turf.

One allocated parking space.

ADDITIONAL INFORMATION

APPLIANCES

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

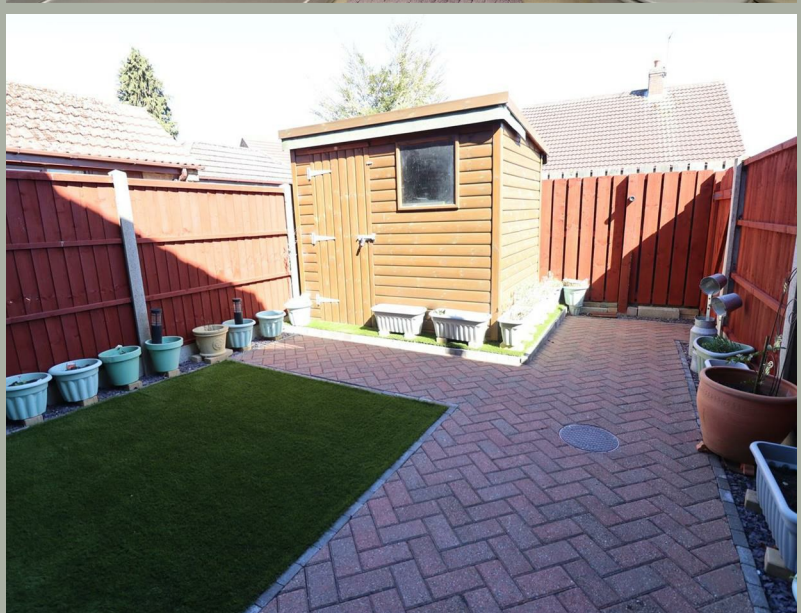
SERVICES

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

COUNCIL TAX

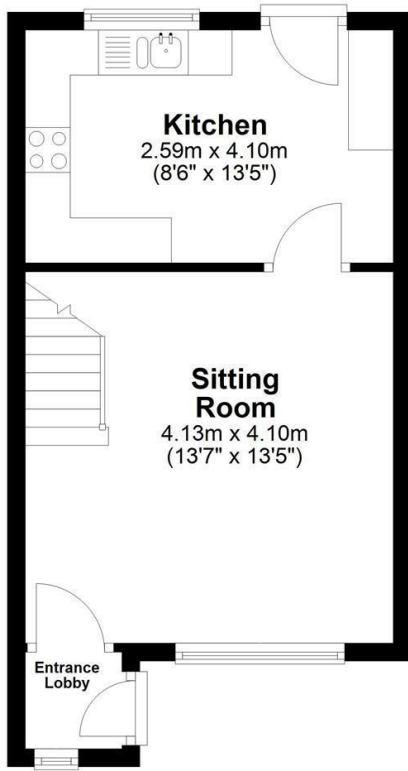
East Riding of Yorkshire Council - Council Tax Band B.

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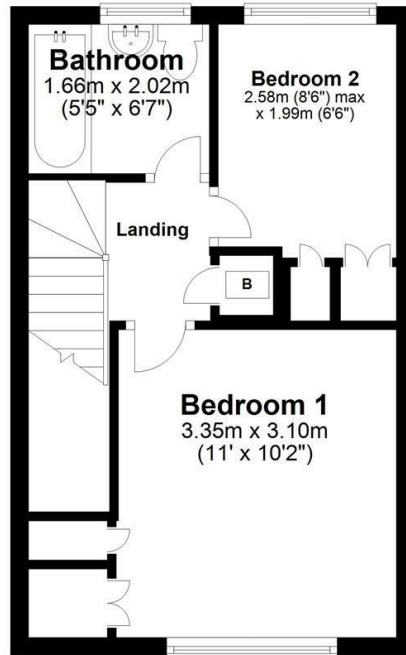


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Ground Floor



First Floor



AGENTS NOTES

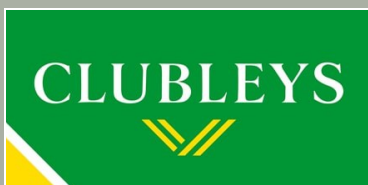
VIEWING

OPENING HOURS

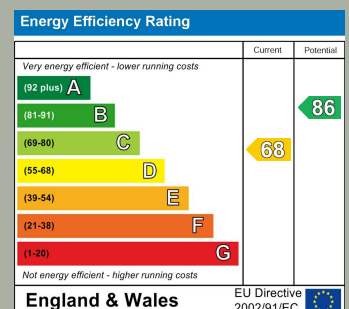
FREE VALUATIONS FOR SALE

MATERIAL INFORMATION

MORTGAGES



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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.