

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

ZOOPLO



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.

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### **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 tilled 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**

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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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#### **Ground Floor**



### **First Floor**



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, prospec occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

MORTGACES 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 wi 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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