

**23, St. Helens Road,  
Pocklington, YO42 2NA  
£235,000**



#### 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.

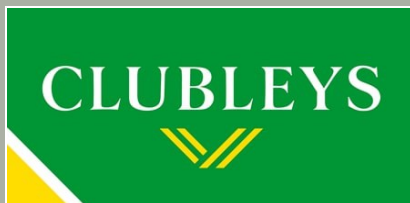
#### MATERIAL INFORMATION

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](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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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.

Offered for sale with no onward chain, this detached bungalow is in need of renovation and offers scope to extend to the side, subject to the necessary planning permissions.

Located in this popular area of Pocklington the properties accommodation offers: side entrance hall, lounge, fitted kitchen, three bedrooms, bathroom, separate WC and a rear sun lounge.

Driveway leading to the detached garage and good sized garden.  
A viewing is recommended and on a strict appointment only basis.

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

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**SIDE ENTRANCE**

Entered via side PVCU entrance door, having coving to ceiling and laminate flooring.

**BEDROOM TWO**

2.86m x 2.38m (9'4" x 7'9")

Double glazed window to the front elevation, radiator and coving to ceiling.

**SITTING ROOM**

4.46m x 3.45m (14'7" x 11'3")

Bay double glazed window to the front elevation, gas fire (not tested), laminate flooring, radiator and coving to ceiling.

**SEPARATE WC**

1.38m x 0.89m (4'6" x 2'11")

Having hand basin, WC and opaque double glazed window to the side elevation.

**INNER HALLWAY**

Airing cupboard housing hot water cylinder and access to the loft.

**BEDROOM THREE**

2.84m x 1.86m (9'3" x 6'1")

Double glazed window to the side elevation, coving to ceiling and radiator.

**BEDROOM ONE**

3.36m x 2.84m (11'0" x 9'3")

Fitted wardrobes with mirror front, radiator and sealed unit to the rear elevation.

**FAMILY BATHROOM**

1.67m x 1.59m (5'5" x 5'2")

Fitted suite comprising bath with mixer tap and shower over, pedestal hand basin, radiator and opaque double glazed window to the side elevation.

**KITCHEN**

2.98m x 2.35m (9'9" x 7'8")

Range of floor and wall cupboards, one and a half stainless steel sink unit, plumbing for washing machine and wall mounted gas boiler.

**SUN ROOM**

1.73m x 5.09m (5'8" x 16'8")

Double glazed windows, radiator, plumbing for washing machine, side to door to rear garden.

**OUTSIDE**

Long driveway leading to a detached garage. Good

sized garden to the rear elevation and side patio garden.

**DETACHED GARAGE**

5.31m x 2.43m (17'5" x 7'11")

Up and over door, with power and light.

**ADDITIONAL INFORMATION**

There are 8 solar panels on a feed in tariff.

**APPLIANCES**

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

**SERVICES**

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C.

