

32, Union Street,
Pocklington, YO42 2JN
£165,000



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.

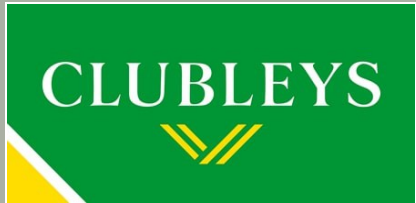
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

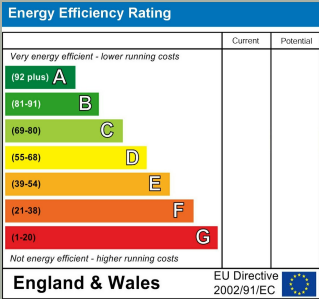
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>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

Located just a short walk from Pocklington Town Centre and all local amenities, this two bedroom period terraced house ideal for for first time buyers, investors, or those looking to downsize.

The downstairs features a sitting room with electric fire, and a practical dining kitchen. Upstairs are two bedrooms and shower room.

Externally, the south easterly facing rear garden boasts both patio and lawned areas.

Offered with the advantage of no onward chain.

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



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Tenure: Freehold
East Riding of Yorkshire
Band: B

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SITTING ROOM
3.86 x 3.49m (12'7" x 11'5")
Upvc front entrance door, laminate flooring, electric fire in wooden surround, ceiling coving, radiator, window to front elevation.

KITCHEN
4.83m max x 3.78m (15'10" max x 12'4")
Fitted with range of wall and floor units with work surfaces, tiled splashbacks, sink unit, gas hob with cooker hood over, electric oven, plumbing for washing machine, wall mounted combi boiler, laminate floor and rear entrance door.
Stairs to first floor.

LANDING
4.79m x 1.69m (15'8" x 5'6")
Access to loft.

BEDROOM ONE
3.49m x 2.44m (11'5" x 8'0")
Radiator, window to rear elevation.

BEDROOM TWO
3.49m x 2.09m extending to 3.90m (11'5" x 6'10" extending to 12'9")
Radiator, window to front.

BATHROOM
White suite comprising large shower cubicle, low flush WC, hand basin set in vanity unit, chrome ladder style radiator, fully tiled, laminate flooring.

OUTSIDE
The enclosed rear garden is on split levels made up of patio and lawned areas.

Garden shed & outside tap. Gate to rear giving access to bins.

ADDITIONAL INFORMATION

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

SERVICES
Mains gas, electricity, drainage and water

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.

