

47, Victoria Road,  
Pocklington, YO42 2BZ  
Offers Over £275,000



**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**

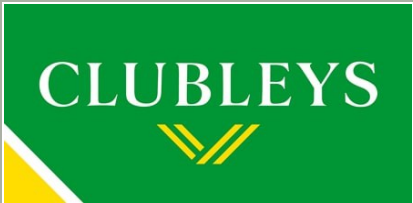
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

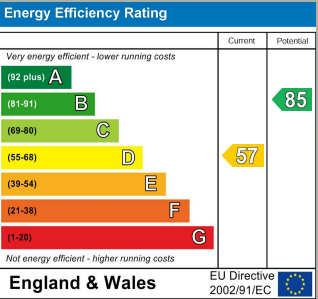
**MORTGAGES**

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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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.



If you are looking for a period property that oozes character and charm, then look no further, this end terraced house is located only a short distance from the centre of town, having a garage to the rear and boasts a south westerly facing rear garden.

On entering you will see stairs rising to the first floor and two doors on the right hand side that provide access to the reception rooms. The first door opens to the sitting room which has a lovely bay window to the front that provides views over the park,. The second door provides access to the dining room.

The kitchen is at the rear of the property and has been fitted with matching arrangement of floor and wall cupboards.

To the first floor there are three good sized bedrooms, the loft is a useful storage space with velux roof light. The family bathroom has a bath and a electric shower over and a pedestal hand basin. Immediately adjacent is a separate w/c.

The garden is fully enclosed so is perfect if you have young children or pets.

Properties within this area are highly sought after so a viewing is recommended to fully appreciate everything that it has to offer.

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



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**ENTRANCE HALL**

0.93m x 1.14m (3'0" x 3'8")

Entered via a composite front entrance door, stairs to the first floor accommodation, laminate flooring, radiator. and coving to ceiling.

**SITTING ROOM**

3.42m x 3.62m ( measured excluding door area)  
(11'2" x 11'10" ( measured excluding door area))

Double glazed bay window to the front elevation, double radiator, coving to ceiling, laminate flooring, "Adam style" surround open fireplace and sliding door to:

**DINING ROOM**

3.39m x 3.65m (11'1" x 11'11" )

Double glazed window to the rear elevation, electric fire, built in cupboard and drawers, coving to ceiling and laminate flooring.

**KITCHEN**

2.56m x 5.48m (8'4" x 17'11")

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, plumbing for automatic washing machine, double electric oven, Indesit hob with extractor hood over, one and half sink and drainer unit, double glazed window to the side elevation, tiled flooring, recess lighting, sliding doors to the rear leading to the garden and under stairs cupboard.

**LANDING**

1.64m x 6.05m (5'4" x 19'10" )

Access to the loft with power and light.

**BEDROOM ONE**

3.25m (measured to fitted wardrobes) x 3.61m (10'7" (measured to fitted wardrobes) x 11'10")

Two double glazed windows to the front elevation, fitted wardrobes, radiator and coving to ceiling.

**BEDROOM TWO**

3.67m x 2.52m (12'0" x 8'3")

Double glazed window to the rear elevation, radiator, gas combination central heating boiler in concealed cupboard and feature retained fireplace.

**BEDROOM THREE**

2.55m x 2.40m (measured excluding door area) (8'4" x 7'10" (measured excluding door area))

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

**FAMILY BATHROOM**

1.93m x 1.57m (6'3" x 5'1")

Fitted white suite comprising P shaped bath with mixer electric shower, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, extractor fan, opaque double glazed window to the side elevation and radiator.

**SEPARATE WC**

0.88m x 1.02m (2'10" x 3'4")

Low level WC, wood paneling and opaque double glazed window.

**OUTSIDE**

To front of the property there is walled front garden with shrubs and concrete path to front entrance door. Side gate leading to the rear. South westerly facing rear garden concrete area beyond house with paved pathway and predominately lawned rear garden.

**GARAGE**

Vehicular access to garage from Victoria Road. Timber doors and garden shed.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C.

