



A realistically priced three-bedroom end terraced property, ideally located close to the centre of Pocklington and all its local amenities. This home offers a fantastic opportunity for buyers looking to add their own personal touch, with plenty of scope for cosmetic updating throughout, but all bathroom and kitchen works. Perfect for first-time buyers, investors, or anyone seeking a home to make their own.

The ground floor offers a comfortable lounge, a spacious dining kitchen, and a family bathroom. Upstairs, you'll find three well-proportioned bedrooms.

Outside, the property benefits from a private courtyard with an outhouse, while the main garden is set slightly apart and includes a covered seating area — perfect for relaxing or entertaining.

New combination boiler 2021, roof tiles replaced 2017, loft and cavity wall insulation 2014.
Offered with no forward chain.

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



ENTRANCE LOBBY

UPVC front entrance door, radiator and stairs leading to first floor accommodation.

SITTING ROOM

3.68m x 4.30m (12'0" x 14'1")
Double glazed window to the front elevation, radiator, coving to the ceiling, two wall light points, dado rail and under stairs cupboard.

FITTED DINING KITCHEN

5.15m x 2.41m (16'10" x 7'10")
Fitted with wall and floor cupboards with working surfaces, built in electric oven, four ring gas hob, sink unit with mixer tap, radiator, tiled flooring, and double glazed window to the rear elevation.

GROUND FLOOR BATHROOM

Situated on the ground floor comprises of bath with shower over and side screen, pedestal hand basin, low flush W.C, towel radiator, tiled flooring and opaque double glazed window to the side.

SIDE ENTRANCE

Side entrance door and tiled flooring.

LANDING

Access to the loft which is insulated.

BEDROOM ONE

4.32m x 2.79m max (14'2" x 9'1" max)
Double glazed window to front elevation, fitted cupboard, radiator and coving.

BEDROOM TWO

2.60m x 3.34m max (8'6" x 10'11" max)
Double glazed window to rear elevation, radiator and cupboard housing gas heating combination boiler.

BEDROOM THREE

2.45m x 2.42m (8'0" x 7'11")
Double glazed window to rear elevation and radiator.

OUTSIDE

To the rear of the property is a courtyard area, along with an outhouse and external lighting. The garden is offset measuring approximately 104.53 meter square, featuring a covered outdoor space.

To the front is a shared gate and passage leading to the front of the property.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

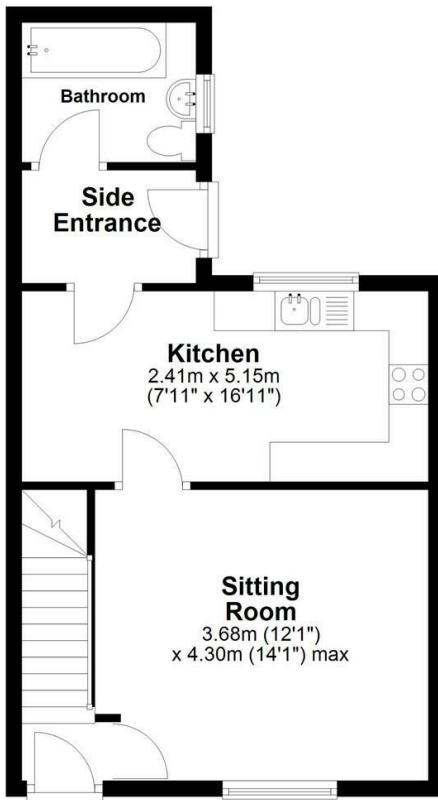
Mains Gas, Water, Electricity, and Drainage.
Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

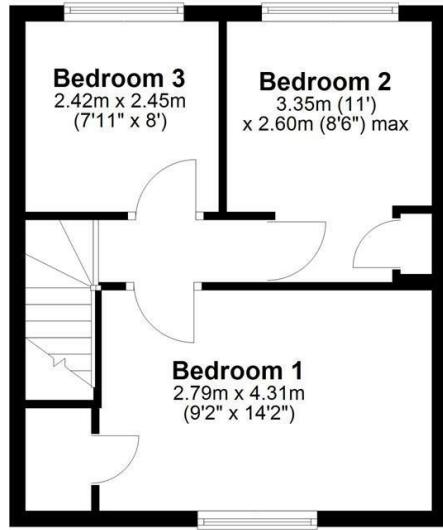
East Riding of Yorkshire Council - Council Tax Band A.



Ground Floor



First Floor



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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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.