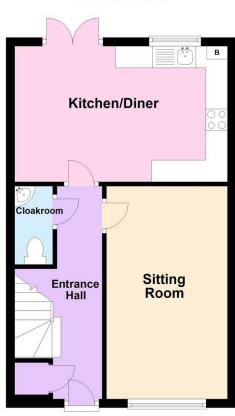
### **Ground Floor**



# **First Floor** Bedroom 3 **Bedroom 2** Bathroom Landing

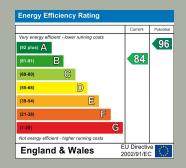
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuatio 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.

**Bedroom 1** 



52 Market Place, Pocklington, York, YO42 2AH



contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection 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.



1, Parisi Way, Pocklington, YO42 2TG £255,000







Tenure: Freehold East Riding of Yorkshire Band: C

## clubleys.com

### **ENTRANCE HALL**

5.16m x 1.35m (16'11" x 4'5") Entered via front entrance door, storage cupboard, radiator, stairs to first floor.

#### CLOAKROOM

1.81m x 0.88m (5'11" x 2'10")

Fitted Suite comprising low flush WC, corner hand basin, part tiled walls, tiled flooring, radiator.

### **SITTING ROOM**

4.92m x 2.79m (16'1" x 9'1")

Double glazed window to front, radiator.

#### **KITCHEN**

4.90m x 3.13m (16'0" x 10'3")

Fully fitted with range of wall and floor units with upstand work surfaces. electric cooker & hob with extractor over, integrated fridge, freezer and dishwasher, stainless steel sink unit, tiled flooring, Ideal wall mounted combi boiler, Upvc double glazed window to rear, Upvc French doors to rear garden.

#### **LANDING**

Access to loft, storage cupboard.

### **BEDROOM ONE**

3.82m x 3.15m (12'6" x 10'4")
Upvc double glazed window to rear, radiator, storage

cupboard with hanging rail.

#### **BEDROOM TWO**

3.65m max x 2.73m (11'11" max x 8'11") Upvc double glazed window to rear, radiator.

### **BEDROOM THREE**

2.58m x 2.12m (8'5" x 6'11" )
Upvc double glazed window to rear, radiator.

### **BATHROOM**

Comprising low flush WC, bath with shower over, hand basin, tiled floor, part tiled walls, recessed ceiling lighting, chrome ladder style radiator.

#### **OUTSIDE**

Fully enclosed rear garden with patio seating area with two off street parking spaces to side.

#### **ADDITIONAL INFORMATION**

Please note there is a maintenance charge associated with this property.

#### **SERVICES**

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

### **APPLIANCES**

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

#### **MAINTENANCE FEES**

There is a service charge associated with this property.

### **COUNCIL TAX BAND**

East Riding of Yorkshire Council Band C.

