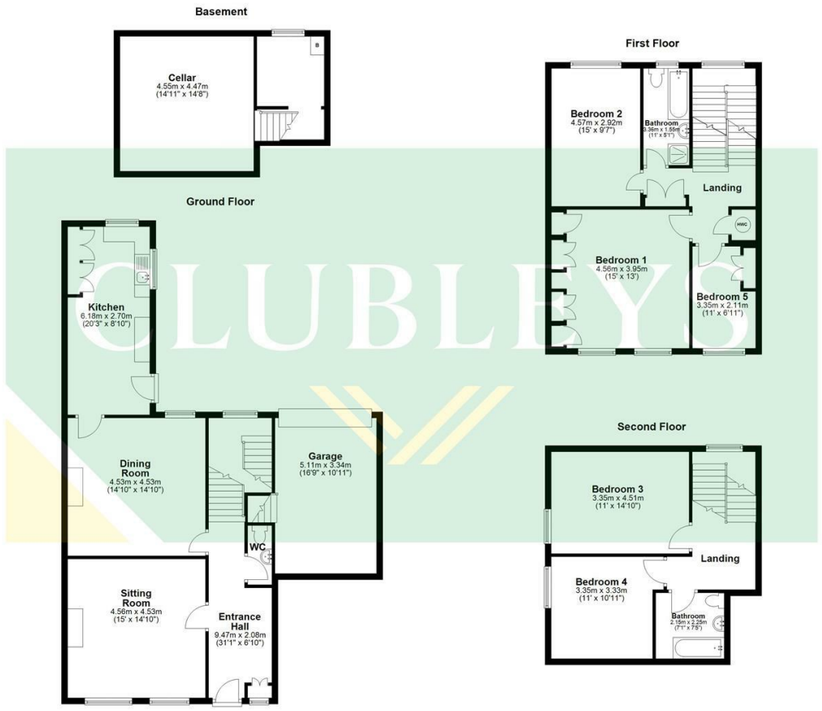


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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



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.

CLUBLEYS

82, Market Street, Pocklington, YO42 2AB
£350,000







82 Market Street is a charming period end-terrace property, ideally located within Pocklington town centre. The house benefits from a rear entrance off Union Street, along with a garage and off-street parking.

The accommodation is arranged over three floors and includes a cellar. To the ground floor are a welcoming sitting room, dining room, breakfast kitchen and a cloakroom/WC. The first floor offers a principal bedroom with fitted wardrobes, a family bathroom, a second bedroom (currently used as a home office) and a dressing room with fitted wardrobes. On the second floor are two further double bedrooms, both featuring impressive vaulted ceilings with exposed beams, along with an additional bathroom.

Externally, the property has a forecourt to the front, vehicular access to the rear, and a generous, low-maintenance garden. The home benefits from gas central heating as well as an oil-fired Rayburn range.

Rich in charm and character, this delightful property is worthy of an early viewing.

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

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CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: D

clubleys.com

ENTRANCE HALL
9.48m max x 2.08m (31'1" max x 6'9")
Entered via a front entrance door, having fitted cupboard, radiator, stairs to the first floor accommodation and timber framed window to the front elevation.

SITTING ROOM
4.56m x 4.54m (14'11" x 14'10")
Two timber sliding sash windows to the front elevation, electric fire, radiator and coving to the ceiling.

CLOAKROOM/WC
0.90m x 2.16m (2'11" x 7'1")
Fitted suite comprising WC, hand basin and coving to the ceiling.

DINING ROOM
4.53m x 4.53m (14'10" x 14'10")
Multifuel stove, dado rail, radiator, coving to the ceiling and timber framed window to the rear elevation.

KITCHEN
6.18m x 2.70m (20'3" x 8'10")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, space for cooker with extractor hood over, plumbing for a washing machine, space for a tumble dryer, oil Aga. Access to the loft, radiator, timber framed windows to the rear and side elevation and side personal door.

GARAGE
3.34m x 5.11m (10'11" x 16'9")
Up and over door, power and light is connected, part boarded. Stairs leading down to the cellar.

CELLAR
Wall mounted Ideal gas boiler, with power and light, radiator, and timber framed window to the rear elevation.

FIRST FLOOR ACCOMMODATION
Airing cupboard housing hot water cylinder, fitted cupboard, radiator, timber framed window to the rear elevation, and stairs leading to the second floor accommodation.

BEDROOM FIVE
3.35m x 2.11m (10'11" x 6'11")
Fitted wardrobes with hanging rail, coving to the ceiling, radiator, and timber framed window to the front elevation.

BATHROOM
3.36m x 1.55m (11'0" x 5'1")
Fitted suite comprising bath, shower cubicle, hand basin, WC, chrome ladder style radiator, further radiator, coving to the ceiling, part tiled walls, extractor fan, and timber framed opaque window to the rear elevation.

BEDROOM TWO
4.57m x 2.97m (14'11" x 9'8")
Timber framed window to the rear elevation, two radiators, and coving to the ceiling.

BEDROOM ONE
3.95m measured to the wardrobes x 4.57m (12'11" measured to the wardrobes x 14'11")
Fitted wardrobes and drawers, coving to the ceiling, radiator, and two timber framed windows to the front elevation.

SECOND FLOOR ACCOMMODATION
Wooden beams, radiator, and timber framed window to the rear elevation.

BEDROOM THREE
3.35m x 4.51m (10'11" x 14'9")
Wooden beams, radiator, eaves storage, and timber framed window to the side elevation.

BEDROOM FOUR
3.33m x 3.35m (10'11" x 10'11")
Wooden beams, radiator, eaves storage, and timber framed window to the side elevation.

BATHROOM
2.15m x 2.25m (7'0" x 7'4")
Fitted suite comprising bath with mixer tap and shower attachment, hand basin, WC, part tiled walls, extractor fan, wooden beams, and a radiator.

OUTSIDE
The property benefits from a rear driveway accessed via Union Street through double gates, providing secure off-street parking. This leads to a fully enclosed rear garden, offering privacy and practicality. The paved driveway leads to the garage, additional features including an outside tap, greenhouse, and an oil tank.

PROPERTY HISTORY
Number 82 Brass Castle Hill, built in the mid-18th century, is a Grade II listed building. This listing means it is a building that is nationally important and of special interest (English Heritage). The historical features include rusticated stucco quoins, a timber eaves cornice, and a pan-tiled roof. It has a 4-panelled front door in a 19th century doorcase with attached Tuscan columns supporting a dentilled cornice. The front windows are 4-pane sashes with sills under flat gauged brick arches. The title deeds tell the history of who has owned the house since 14 October 1864.
A listing is not a preservation order, preventing change. Listing is an identification stage where buildings are marked and celebrated as having exceptional architectural or historic special interest, before any planning stage which may decide a building's future. A design certificate was awarded to the property in 1994 to mark the successful restoration and extension of the building.'

ADDITIONAL INFORMATION

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

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

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

AML OBLIGATIONS
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