



3, Buck Inn Yard,  
Pocklington, YO42 2PJ  
£285,000



**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.

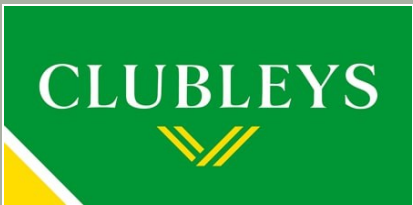
**MATERIAL INFORMATION**

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.

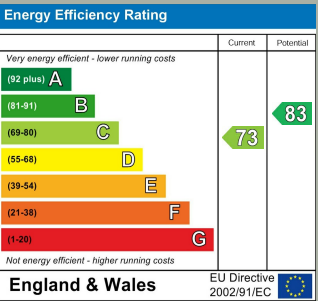
**MORTGAGES**

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.



Situated within an exclusive private gated development in the heart of Pocklington town centre, Buck Inn Yard is an immaculately presented town house offering spacious and versatile accommodation arranged over three floors. Offered to the market with the added advantage of no onward chain, this is a superb opportunity for a range of buyers.

The property features a generous fitted kitchen, two welcoming reception rooms and an impressive sun room, creating flexible living and entertaining space. The first floor benefits from a master bedroom complemented by an en-suite shower room. On the second floor are two well-proportioned bedrooms, together with a contemporary family bathroom.

Externally, the property benefits from secure gated access and a garage, providing valuable off-street parking and storage in this highly desirable central location.

Combining generous accommodation, with a prestigious setting and the convenience of town centre living, Buck Inn Yard is a home that must be viewed to be fully appreciated.

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



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**ENTRANCE HALL**

2.00m x 4.11m (6'6" x 13'5")

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

**DINING ROOM**

3.32m x 3.41m (10'10" x 11'2")

Sliding sash window to the front elevation, laminate flooring, coving to the ceiling, and a radiator.

**FITTED KITCHEN**

4.87m x 3.81m (15'11" x 12'5")

Matching arrangement of wall and floor units, working surfaces incorporating Belfast sink unit, Range cooker with gas hob, and an integrated dishwasher. Gas boiler in concealed cupboard, laminate flooring, recess lighting, wood panelling, sliding sash window to the rear elevation.

**WC**

Fitted suite comprising WC, corner hand basin, laminate flooring, one wall light point, and a radiator.

**FIRST FLOOR ACCOMMODATION**

Sliding sash window to front elevation, coving to the ceiling, radiator and laminate flooring.

**LOUNGE**

3.25m x 5.45m (10'7" x 17'10")

Laminate flooring, coving to the ceiling, and a radiator. Opening to;

**SUN ROOM**

1.89m x 3.66m (6'2" x 12'0")

With full glass roof, sliding sash window to the rear elevation, two wall light points, and laminate flooring.

**MASTER BEDROOM**

3.29m x 3.32m (10'9" x 10'10")

Sliding sash window to front elevation, fitted wardrobes and a radiator.

**EN-SUITE SHOWER ROOM**

Fitted suite comprising a shower cubicle, WC, wash hand basin, chrome ladder style radiator, extractor fan, recess lighting, tiled flooring, and part tiled walls.

**SECOND FLOOR ACCOMMODATION**

Access to loft.

**BEDROOM TWO**

3.71m x 2.91m (12'2" x 9'6")

Sliding sash window to front elevation, fitted wardrobes, recess lighting, and a radiator.

**BEDROOM THREE**

2.67m x 3.97m (8'9" x 13'0")

Sliding sash window to rear elevation, fitted wardrobes, and a radiator.

**BATHROOM**

Fitted suite comprising bath with mixer tap, separate shower cubicle, vanity hand basin, and a low flush WC. Opaque window to the rear elevation, recess lighting, extractor fan, tiled flooring, and airing cupboard with hot water cylinder.

**GARAGE**

4.82m x 2.94m (15'9" x 9'7")

Automatic up and over door, with power and light, and storage.

**OUTSIDE SPACE**

Small courtyard at rear with outside tap.

**ADDITIONAL INFORMATION**

The management company is Buck Inn Yard Management Ltd. £320.00 is paid annually which includes the maintenance of the communal areas.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

**APPLIANCES**

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

**SERVICES**

Mains gas, water, electricity and drainage. Full fibre broadband.

