



3, Union Street,
Pocklington, YO42 2JJ
Offers In The Region Of £150,000



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.

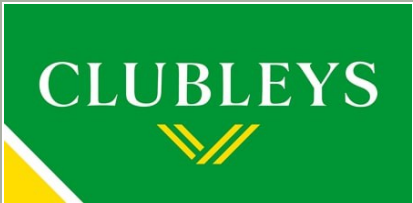
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

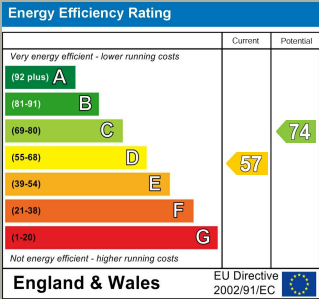
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.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

****Best & Final Offers - Wednesday 5th November 2025 at 12 noon**** Situated in the heart of Pocklington, this property offers unique and characterful accommodation arranged over three floors. It presents an excellent opportunity for the discerning buyers to place their own stamp and create a truly individual home.

In need of modernisation throughout, it boasts some charming features and the layout offers excellent potential for reconfiguration.

Offered with no chain and viewing is strictly by appointment via the selling agents.

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



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ENTRANCE HALL

1.16m x 5.92m (3'9" x 19'5")

Entered via a front entrance door, radiator, coving to ceiling, stairs to the first floor accommodation and under stairs cupboard.

SITTING ROOM

3.54m x 4.27m (11'7" x 14'0")

Open fireplace, coving to the ceiling, radiator and double glazed window to the front elevation.

KITCHEN

3.27m x 4.25m (10'8" x 13'11")

Fitted with floor and wall cupboards, working surfaces, wall mounted gas central heating boiler, space for oven, radiator, and window to the rear elevation.

REAR ENTRANCE

Timber rear door, walk in cupboard and plumbing for a washing machine.

FIRST FLOOR ACCOMMODATION

3.39m x 1.74m (11'1" x 5'8")

Radiator and stairs to the second floor accommodation.

BEDROOM ONE

3.53m x 4.52m (11'6" x 14'9")

Double glazed window to the front elevation and radiator.

BEDROOM TWO

2.48m x 4.25m (8'1" x 13'11")

Double glazed window to the rear elevation and electric heater.
Opening to;

BEDROOM THREE

2.38m x 4.26m (7'9" x 13'11")

Double glazed window to the rear elevation and retained fireplace.

BATHROOM

5.34m x 1.33m (17'6" x 4'4")

Fitted suite comprising panelled bath, pedestal hand basin, low flush WC, airing cupboard housing hot water cylinder, and double glazed window to the front elevation.

SECOND FLOOR ACCOMMODATION

2.39m x 1.77m (7'10" x 5'9")

Velux window.

ATTIC ROOM

4.15m x 2.14m (13'7" x 7'0")

Retained fireplace, original beams and retained fireplace.

ATTIC ROOM

2.36m x 6.12m (7'8" x 20'0")

Velux window and original beams.

OUTSIDE

Rear courtyard, outside WC and coal shed. Right of way access.

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 B.

