

2 Manse Court, Chapmangate,  
Pocklington, YO42 2AD  
£250,000



Tucked away location, but still within a short walk of Pocklington town centre, this deceptively spacious townhouse is well-presented throughout and offers three double bedrooms including a master bedroom with bespoke fitted furniture with an impressive en-suite shower room on the top floor.

Offering versatile accommodation arranged over three floors. The ground floor comprises a welcoming sitting room, cloakroom/WC and a well-appointed dining kitchen with integrated appliances.

The first and second floors provide three double bedrooms, including a master bedroom with en-suite shower room, along with a separate family bathroom.

Externally, the property benefits from a rear courtyard, one allocated parking place and additional visitor parking.

The property is offered with no onward chain, and early viewing is highly recommended.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

#### SITTING ROOM

3.82m x 4.96m (12'6" x 16'3" )

Entered via a UPVC front entrance door, coving to the ceiling, radiator, and sliding sash double glazed window to the front elevation, solid wood flooring.

#### INNER HALLWAY

Having stairs to the first floor accommodation, radiator and coving to the ceiling.

#### CLOAKROOM/WC

1.07m x 1.63m (3'6" x 5'4" )

Fitted suite comprising low level WC, hand basin with mixer tap, extractor fan, recess lighting and fully tiled walls.

#### DINING KITCHEN

3.80m x 3.33m (12'5" x 10'11" )

Matching arrangement of floor and wall cupboards, Granite working surfaces incorporating sink unit with mixer tap, four ring gas hob with extractor hood above, Neff integrated appliances including fridge/freezer, dishwasher and cooker, plumbing for a washing machine, and Ideal gas boiler in concealed cupboard. Laminate flooring, recess lighting, coving to the ceiling, radiator, UPVC rear door giving access to the court yard, and sliding sash double glazed window to the rear elevation.

#### FIRST FLOOR ACCOMMODATION

Radiator, coving to the ceiling and stairs to the second floor accommodation.

#### BEDROOM TWO

3.80m x 3.64m (12'5" x 11'11" )

Two double glazed windows to the rear elevation, radiator, and coving to the ceiling.

#### BATHROOM

1.52m x 2.80m (4'11" x 9'2" )

Fitted suite comprising P shaped bath with shower over and side screen, vanity hand basin, low flush WC, chrome ladder style radiator, extractor fan and recess lighting.

#### BEDROOM THREE

3.33m x 3.82m (10'11" x 12'6" )

Two sliding sash double glazed window to the front elevation, coving to the ceiling, and a radiator.

#### SECOND FLOOR ACCOMMODATION

#### MASTER BEDROOM

3.18m x 5.24m (10'5" x 17'2" )

Bespoke fitted wardrobes, radiator, Velux window, recess lighting and access to the loft.

#### EN-SUITE SHOWER ROOM

2.64m x 2.81m (8'7" x 9'2" )

Well appointed Fitted suite comprising shower cubicle, bespoke fitted vanity hand basin with granite worktop, low level WC, chrome ladder style radiator and Velux window.

#### OUTSIDE

Fully enclosed rear courtyard which is paved, garden shed, fencing, and rear access. One allocated parking space to the front.

There are two visitor car parking spaces.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

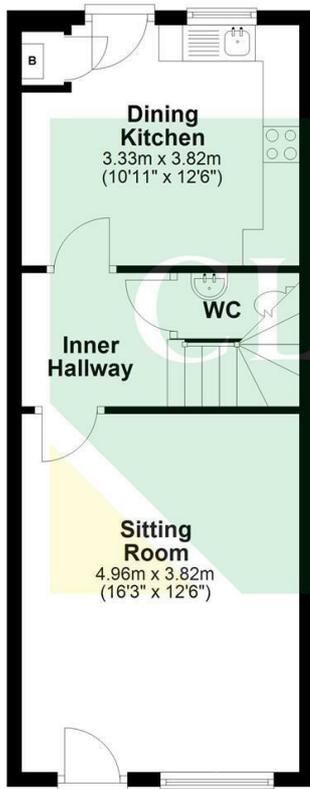
Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.



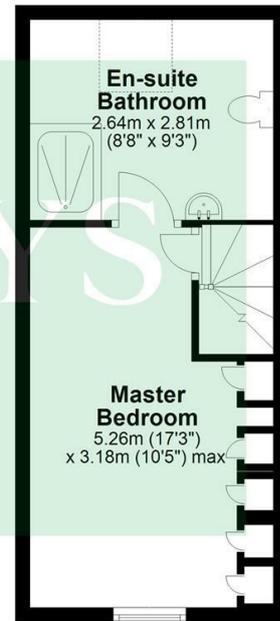
## Ground Floor



## First Floor



## Second 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

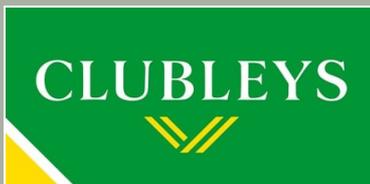
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	89
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.