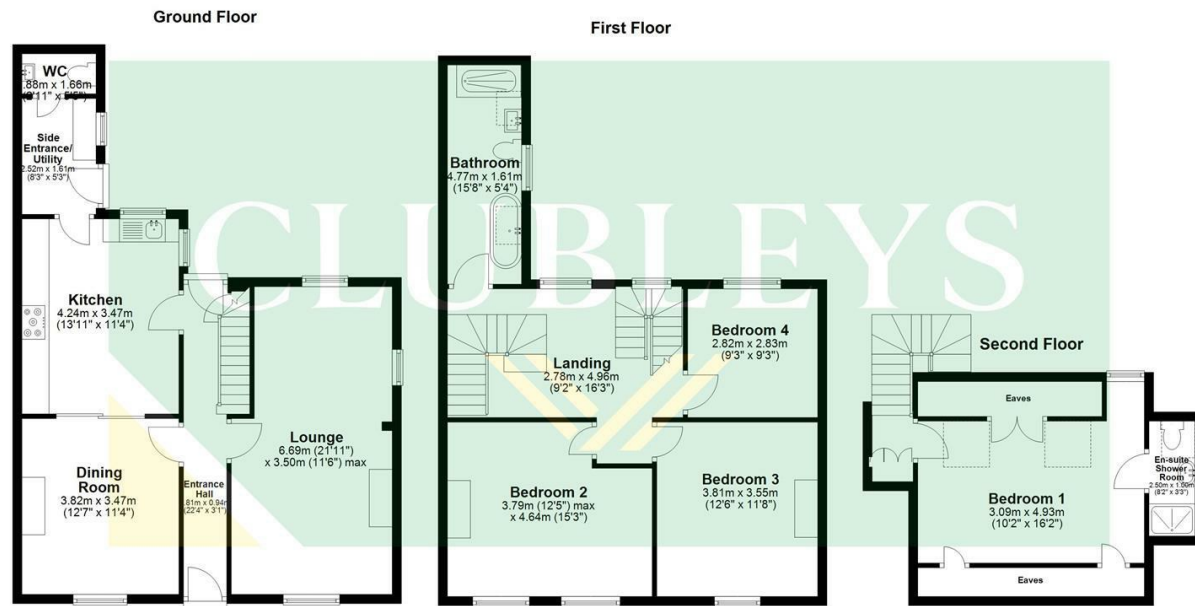




24, New Street,
Pocklington, YO42 2PZ
£475,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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.

Built in 1866 and thoughtfully altered over the years, this charming detached period property is ideally situated just a short walk from the market town of Pocklington. From the moment you step inside the sense of space and character is immediately apparent.

The ground floor offers a generously sized lounge with an open fire, alongside an impressive kitchen that flows seamlessly into a spacious dining room featuring an exposed brick wall. A useful utility room and downstairs WC complete the accommodation.

The current owners have thoughtfully converted the loft space to create an impressive principal bedroom suite, offering a generous and private retreat, complete with a stylish en-suite shower room.

The first floor offers three well-proportioned bedrooms, some of which retain original fireplaces, along with an impressive family bathroom featuring a walk-in shower and a claw-foot bath.

The property benefits from a gravelled driveway to the side, providing convenient off-road parking.

To the rear, a charming brick-set courtyard offers two useful outhouses, leading to an additional, beautifully tended garden. This space is mainly laid to lawn, with raised planters, a gravelled seating area, two summer houses, and a tranquil pond, creating a delightful combination of practicality and outdoor enjoyment.

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



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ENTRANCE HALL

0.94m x 6.82m (3'1" x 22'4")
Entered via a front entrance door, having a double radiator, laminate flooring, stairs to the first floor accommodation, and a under stairs cupboard.

LOUNGE

3.50m x 6.69m (11'5" x 21'11")
Open fire in wooden surround, sliding sash double glazed window to the front elevation with fitted shutters, double radiator, and coving to the ceiling.

DINING ROOM

3.46m x 3.82m (11'4" x 12'6")
Brick chimney breast, sliding sash double glazed window to the front elevation with fitted shutters, feature radiator, coving to the ceiling, laminate flooring, and sliding doors to the kitchen.

KITCHEN

3.46m x 4.24m (11'4" x 13'10")
Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, Range cooker, integrated dishwasher, tiled flooring, designer radiator, tiled flooring, double glazed window to the rear and side elevation.

SIDE ENTRANCE/ UTILITY

1.61m x 2.52m (5'3" x 8'3")
Plumbing for a washing machine, radiator, tiled flooring, side personal door, and double glazed window to the side elevation.

CLOAKROOM/WC

0.88m x 1.65m (2'10" x 5'4")
Fitted suite comprising low flush WC, vanity hand basin, concealed radiator, and a gas boiler.

FIRST FLOOR ACCOMMODATION

2.78m x 4.96m (9'1" x 16'3")
Two double glazed window to the rear elevation and a radiator.

BEDROOM TWO

3.79m x 4.96m (12'5" x 16'3")
Two double glazed windows to the front elevation with views of Pocklington church, retained fireplace, and coving to the ceiling.

BEDROOM THREE

3.81m x 3.54m (12'5" x 11'7")
Double glazed window to the front elevation, retained fireplace, and coving to the ceiling.

BEDROOM FOUR

2.83m x 2.82m (9'3" x 9'3")
Double glazed window to the rear elevation, coving to the ceiling, and a radiator.

BATHROOM

1.60m x 4.77m (5'2" x 15'7")
Fitted suite comprising claw feet bath, vanity hand basin, good sized shower cubicle, WC, radiator, and two Velux windows and 1 opaque double glazed window to the side elevation.

SECOND FLOOR ACCOMMODATION

Airing cupboard housing tank.

MASTER BEDROOM

3.09m x 4.93m (10'1" x 16'2")
Three Velux windows to the rear elevation, fitted drawers, radiator, and two eaves storage cupboard.

EN-SUITE SHOWER ROOM

1.00m x 2.50m (3'3" x 8'2")
Fitted suite comprising WC, hand basin, shower cubicle, laminate flooring, concealed radiator, and a Velux window.

OUTSIDE

Gravelled driveway to the side elevation.
Brick set courtyard style garden to the rear with two outhouses. Further tendered garden which is mainly laid to lawn, raised planters, and gravelled seating area. Two summer houses, pond, and a outside tap. Summer house with power connected (3.52m x 3.52) Summer house with power connected and electric fire (2.35m x 2.99m)

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

