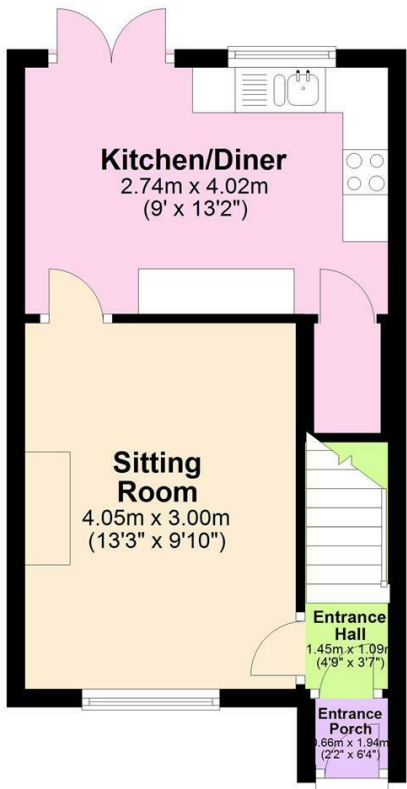
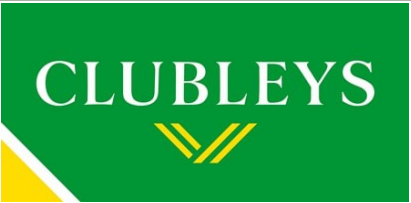
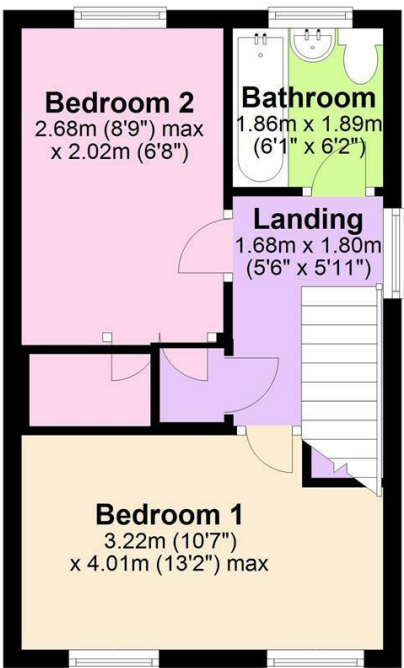


Ground Floor



First Floor



16, Garrick Close,  
Pocklington, YO42 2YX  
£205,000



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.

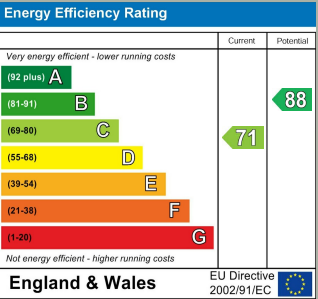
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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)



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.

**\*\*IDEAL STARTER/INVESTOR HOME\*\*** This smartly presented two bedroomed semi detached house offers superb accommodation throughout, lounge, dining kitchen, two bedrooms, family bathroom. Enclosed rear garden.

The garage has been converted to provide additional space this has been insulated and could easily be converted back.

Other features to note are gas heating system and double glazing to windows.

Situated on this popular West Green Development.

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



[www.clubleys.com](http://www.clubleys.com)





**ENTRANCE PORCH**

0.66m x 1.94m (2'1" x 6'4" )

**ENTRANCE HALL**

1.10m x 1.45m (3'7" x 4'9" )

Entered via a front entrance door, radiator, power points and stairs to the first floor accommodation.

**SITTING ROOM**

4.02m x 2.99m (13'2" x 9'9" )

Double glazed window to the front elevation, featured modern fireplace with electric fire (has not been tested), laminate flooring, fitted shelving and radiator.

**DINING KITCHEN**

4.03m x 2.73m (13'2" x 8'11" )

Fitted with wall and base units, working surfaces, built in oven with extractor hood over, ceramic hob, one and half stainless steel sink unit, plumbing for automatic washing machine, integrated fridge/freezer, part tiled, power points, radiator, wall mounted gas central heating boiler, under stairs cupboard, laminate flooring, double glazed window to the rear elevation, double French doors leading to the rear garden.

**LANDING**

1.66m x 1.81m (5'5" x 5'11" )

Double glazed window to the side elevation, airing cupboard housing hot water cylinder and access to loft with light.

**BEDROOM ONE**

4.02m x 3.21m (13'2" x 10'6" )

Two double glazed window to the front elevation, ceiling coving, radiator and power points.

**BEDROOM TWO**

2.68m x 2.02m (8'9" x 6'7" )

Double glazed window to the rear, fitted wardrobe, ceiling coving, radiator, power points.

**BATHROOM**

1.89m x 1.86m (6'2" x 6'1" )

Double glazed opaque window to the rear elevation, white suite comprising panelled bath with electric shower over, low flush WC, hand basin, fully tiled and heated towel rail.

**STORAGE GARAGE**

5.54m x 2.68m (18'2" x 8'9" )

Currently insulated, having side PVCU door, water, power and light.

The garage will be converted back to a garage.

**GARDEN**

Fully enclosed, fenced, paved patio area with borders.

**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 BAND**

East Riding of Yorkshire Council - Council Tax Band B.

