



15, Richardson Place,  
Pocklington, YO42 1BZ  
47% Shared Ownership £141,000



#### 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.



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		88	89
(81-91) B			
(69-80) C			
(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.

**\*\*47% SHARED OWNERSHIP\*\*** Built by Barratt Homes in 2025, this attractive three bedroom semi-detached home is beautifully presented throughout and offers well-planned accommodation ideal for modern family living.

The ground floor features a welcoming sitting room, a spacious dining kitchen perfect for everyday living and entertaining, together with a rear entrance and cloakroom/WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property enjoys an enclosed rear garden providing an excellent space for relaxing and outdoor dining. To the front, there is off-street parking for two vehicles.

This property offers a fantastic opportunity and early viewing is highly recommended.

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



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



**SITTING ROOM**

4.49m x 4.39m (14'8" x 14'4" )

Entered via a composite front entrance door, having stairs to the first floor accommodation, wood panelling to one wall, and double glazed window to the front elevation.

**DINING KITCHEN**

4.67m x 2.95m (15'3" x 9'8" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, integrated Electrolux oven and hob with extractor hood above, plumbing for a washing machine. Double glazed window to the rear elevation, under stairs cupboard housing Vaillant hot water cylinder, lino flooring with under floor heating.

**REAR ENTRANCE**

1.65m x 1.56m (5'4" x 5'1" )

UPVC rear entrance door.

**CLOAKROOM/WC**

1.54m x 1.82m (5'0" x 5'11" )

Fitted suite comprising WC, hand basin, recess lighting, and a extractor fan.

**LANDING**

Access to the loft.

**BEDROOM ONE**

3.06m x 4.61m (10'0" x 15'1" )

Double glazed window to the front elevation, radiator, and a cupboard with a hanging rail.

**BEDROOM TWO**

2.25m x 4.07m (7'4" x 13'4" )

Double glazed window to the rear elevation and a radiator.

**BEDROOM THREE**

2.25m x 2.96m (7'4" x 9'8" )

Double glazed window to the rear elevation and a radiator.

**FAMILY BATHROOM**

1.87m x 2.25m (6'1" x 7'4" )

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

**OUTSIDE**

Enclosed rear garden, mainly laid to lawn with patio

seating area and side gate.

Block paved driveway to the front providing off street parking for two cars and EV charging point.

**ADDITIONAL INFORMATION**

There is a maintenance fee associated with this property.

£375.50 Rent (reviewed on 01 April each year)

£16.19 Service Charge (reviewed on 01 April each year)

**APPLIANCES**

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

**SERVICES**

Air Source Heat Pump, Two Solar Panels not connected to the grid (due to be in Summer 2026)

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C.

