



39, Church Lane,  
Pocklington, YO42 2BL  
£230,000





## ABOUT THE PROPERTY

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Well decorated and beautifully presented throughout creating a warm and inviting home that is ready to move into.

Constructed by local developer Swanhome Developments in 2013. Offering fitted kitchen, inner hallway, cloakroom and lounge. To the first floor are two double bedrooms and family bathroom, to the second floor with a further double bedroom. Externally there is a low maintenance courtyard to the rear and an allocated parking space. Sealed unit double glazing, gas central heating and benefits by being fitted with Solar PV Panels, which exports the electricity generated to the National Grid and in return the home owner receives a quarterly payment.  
Close to Pocklington Town Centre and all its amenities.

OFFERED WITH NO FORWARD CHAIN.

This property is FREEHOLD. East Riding of Yorkshire Council - Council Tax Band A.









Tenure: Freehold  
East Riding of Yorkshire  
Band: A

#### KITCHEN

3.10m x 3.03m (10'2" x 9'11" )

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, plumbing for automatic washing machine, built in fridge, integrated brand new electric oven and induction hob with extractor fan over.

#### CLOAKROOM

Fitted white suite comprising low level WC and hand basin.

#### LOUNGE

3.58m x 2.93m (11'8" x 9'7" )

Radiator, power points, television point, telephone point, windows to the front and rear elevation.

#### INNER HALLWAY

Wooden rear door, under stairs cupboard and stairs to the first floor accommodation.

#### FIRST FLOOR ACCOMMODATION

##### BEDROOM ONE

3.32m x 2.93m (10'10" x 9'7" )

Radiator, power points, television points, telephone point, window to front elevation.

##### BEDROOM TWO

3.11m x 2.89m (10'2" x 9'5" )

Radiator, power points, television points, telephone point and window to the front elevation.

#### FAMILY BATHROOM

Fitted white suite comprising bath with shower over, side screen, pedestal wash hand basin and low level W.C.

#### INNER HALLWAY

With double glazed window to the rear aspect and stairs to second floor accommodation.

##### BEDROOM THREE

3.12m x 3.89m (10'2" x 12'9" )

Stairs lead directly into bedroom with power points, access to eaves and Velux window.

#### OUTSIDE

The front and side of the property has plant and shrub borders with a stone capped brick wall.

There is a small rear courtyard and a parking space.

#### ADDITIONAL INFORMATION

Alarm system is installed.

#### APPLIANCES

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

#### SERVICES

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

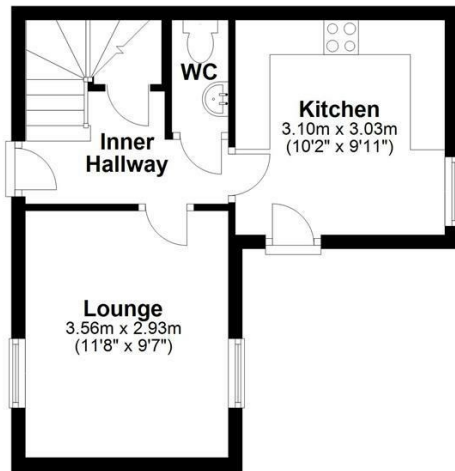
#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band A.

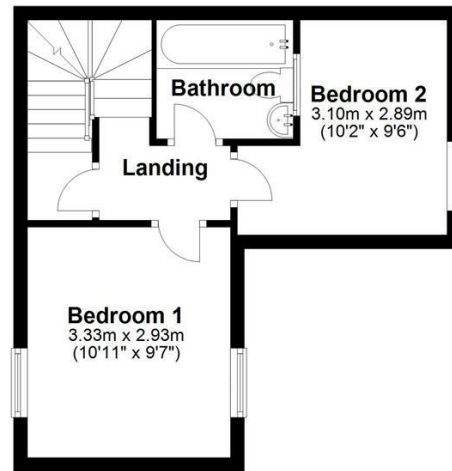




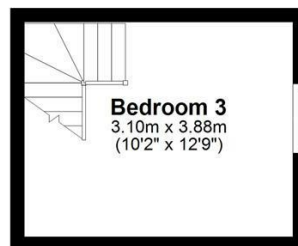
**Ground Floor**



**First Floor**



**Second Floor**



#### 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.

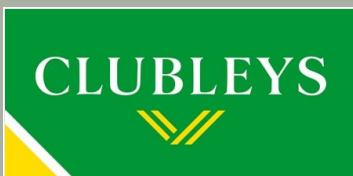
#### MORTGAGES

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.

#### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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.