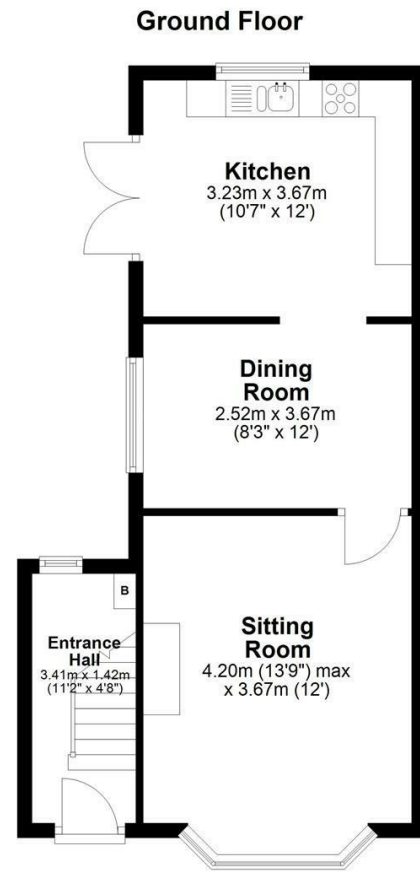




33, Union Street,
Pocklington, YO42 2JJ
Offers In The Region Of £250,000



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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2AH
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pocklington@clubleys.com
www.clubleys.com

| 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 | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 64 | 84 |
| 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.

This delightful double-fronted cottage, believed to date from 1885, offers surprisingly spacious accommodation that may not be evident from the roadside. Inside you'll find entrance hall, leading to a sitting room with a log burner, a separate dining room and a fitted dining kitchen. Upstairs are three bedrooms and a family bathroom complete the home. Vehicular access near Pocklington town centre is a rarity. The property features a carport that leads to easy-care gardens, a decking area, garden shed and an outdoor utility space.

We strongly encourage you to view this unique property and by appointment via the selling agents.

Offered with the advantage of no forward chain.

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



www.clubleys.com



ENTRANCE HALL

3.41m x 1.42m (11'2" x 4'7")
Entered via a UPVC front entrance door, having stairs to first floor accommodation, radiator, wall mounted gas combination boiler and double glazed window to the rear elevation.

SITTING ROOM

4.20m plus bay x 3.67m (13'9" plus bay x 12'0")
Bay double glazed window to the front elevation, log burner, beams, recess lighting and designer radiator.

DINING ROOM

3.75m x 2.52m (12'3" x 8'3")
Double glazed window to the side elevation and radiator.
Opening to;

KITCHEN

3.66m x 3.23m (12'0" x 10'7")
A range floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, gas hob with extractor fan over, integrated appliances including Hotpoint electric oven, microwave, dishwasher, fridge/freezer. Tiled flooring, double doors to the side elevation and double glazed window to the rear elevation.

LANDING

3.19m x 2.87m max (10'5" x 9'4" max)
Double glazed window to the rear elevation.

BEDROOM ONE

3.69m x 3.42m (12'1" x 11'2")
Fitted wardrobes, beams, radiator and double glazed window to the front elevation.

BEDROOM TWO

3.77m x 2.49m (12'4" x 8'2")
Double glazed window to the rear elevation, radiator and access to the loft.

BATHROOM

2.65m x 1.91m (8'8" x 6'3")
Fitted suite comprising bath with mixer tap, shower cubicle, hand basin, low flush WC, chrome ladder style radiator, recess lighting and opaque double glazed window to the rear elevation.

BEDROOM THREE

3.47m x 2.35m (11'4" x 7'8")
Double glazed window to the front elevation, storage cupboard, radiator and access to the loft.

OUTSIDE UTILITY

1.65m x 2.10m (5'4" x 6'10")
Comprising WC and hand basin, with power connected.

OUTSIDE

Enclosed rear garden, with patio & decked seating area, garden shed.
To the front of the property is a parking space leading to a car port.

ADDITIONAL INFORMATION

APLIANCES

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 B.

