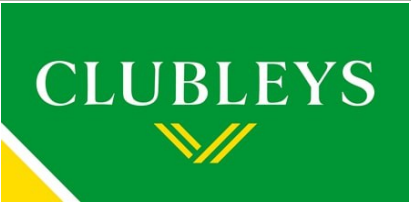
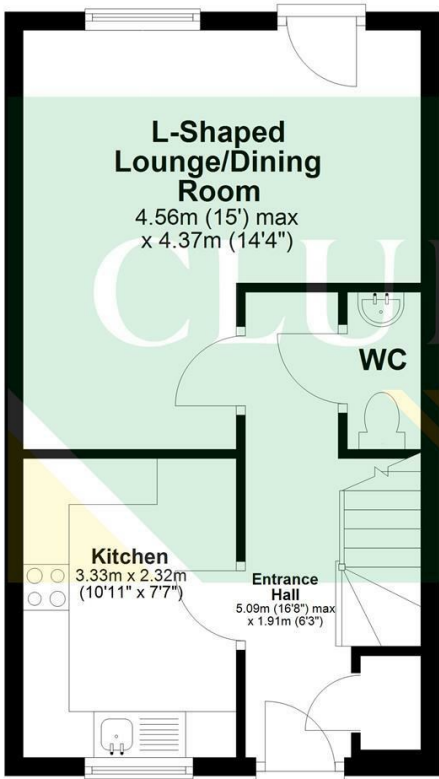


20, Parisi Way,
Pocklington, YO42 2TG
£220,000



Ground Floor



First Floor



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.

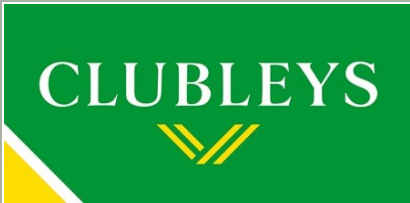
MATERIAL INFORMATION

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.

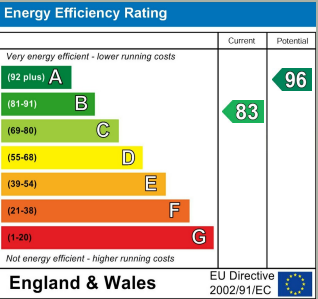
MORTGAGES

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



A well-presented two-bedroom semi-detached home built by Mulgrave, offering modern, move-in ready accommodation ideal for first-time buyers, investors, or downsizers.

The ground floor comprises a welcoming entrance hall, a useful cloakroom/WC, a modern fitted kitchen, and a bright sitting room with access to the rear garden. The first floor provides two well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from a private, fully enclosed rear garden and two off-street parking spaces positioned to the rear of the property.

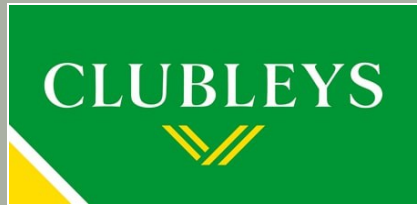
Early viewing is highly recommended.

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



www.clubleys.com





Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

ENTRANCE HALL

5.09m x 1.91m (16'8" x 6'3")
Entered via a composite front entrance door, having vinyl flooring, radiator, storage cupboard, and stairs to the first floor accommodation.

CLOAKROOM/WC

0.90m x 1.81m (2'11" x 5'11")
Fitted suite comprising WC, hand basin, vinyl flooring, extractor fan, and a radiator.

KITCHEN

2.32m x 3.33m (7'7" x 10'11")
Matching arrangement of floor and wall cupboards, working surfaces incorporating electric hob with extractor hood above, integrated oven, plumbing for a washing machine, and space for fridge freezer. Gas boiler in concealed cupboard, recess lighting, radiator, and double glazed window to the front elevation.

L-SHAPED LOUNGE/DINING ROOM

4.38m max x 4.57m (14'4" max x 14'11")
Double glazed window to the rear elevation, two radiators, and UPVC rear door.

LANDING

Double glazed window to the side elevation, cupboard off, and access to the loft.

BEDROOM ONE

3.13m x 3.35m (10'3" x 10'11")
Double glazed window to the front elevation and a radiator.

BEDROOM TWO

4.36m x 2.47m (14'3" x 8'1")
Radiator and two double glazed windows to the rear elevation with views over Pocklington Football club.

BATHROOM

2.15m x 2.26m (7'0" x 7'4")
Fitted suite comprising bath with mixer tap, shower over and side screen, low flush WC, hand basin, fitted mirror unit, tall chrome radiator, extractor fan, vinyl flooring, and recessed lighting.

OUTSIDE

Enclosed rear garden, laid to lawn, gravelled area and rear pedestrian gate.
Two parking spaces to the rear accessed via Ward Close.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

SERVICES

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

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

