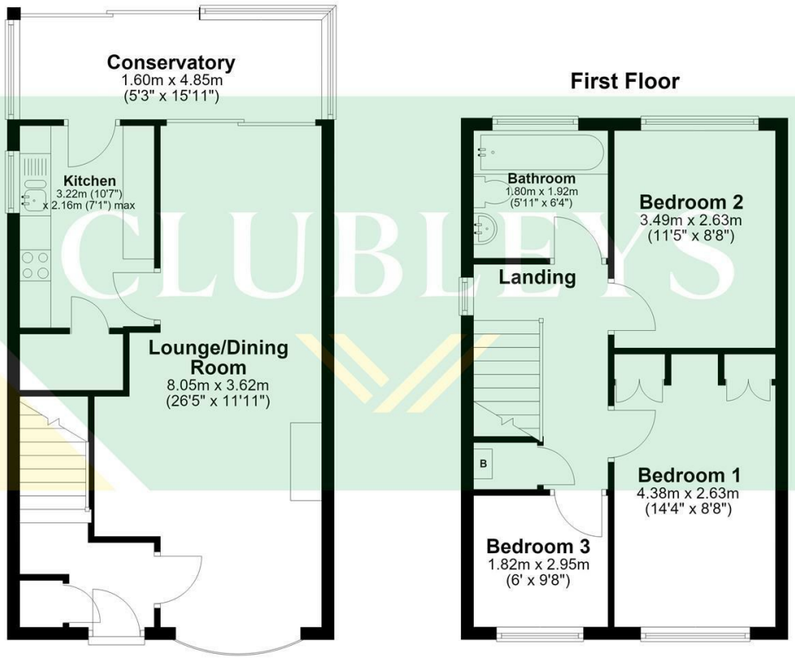
Ground Floor



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.

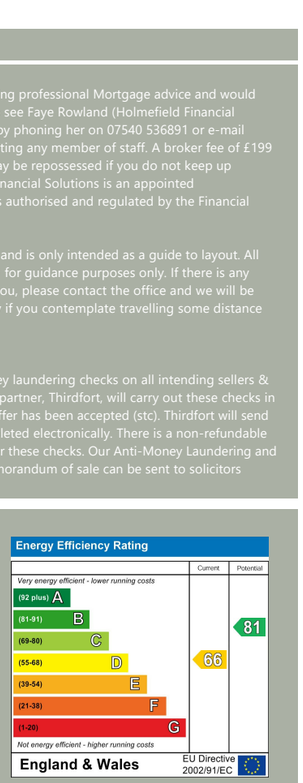
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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 (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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

52 Market Place, Pocklington, York, YO42 2AH
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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.

73, Wold Road, Pocklington, YO42 2QG
£280,000







A beautifully maintained home with space to relax, entertain and enjoy the garden, both inside and out.

Immaculately presented throughout, this three-bedroom detached home offers a practical and inviting layout, ideal for first-time buyers, growing families or those looking to downsize. The spacious lounge/dining room provides a comfortable setting for everyday living and entertaining, while the re-fitted kitchen offers ample storage and a modern, practical space. A conservatory overlooking the garden creates an additional room to relax and enjoy the surroundings. Upstairs, three bedrooms and a family bathroom complete the accommodation.

Outside, the well-established gardens provide an attractive outdoor setting, complemented by a driveway offering off-street parking.

Combining beautifully maintained interiors, versatile living space and established gardens, this is a home you'll want to see for yourself. Arrange your viewing today.

Freehold. East Riding of Yorkshire Council – Council Tax Band C.

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ZOOPLA

ENTRANCE HALL
Entered via a front entrance door, having a storage cupboard, radiator with cover, and stairs to the first floor accommodation.

LOUNGE/DINING ROOM
8.05m x 3.61m (26'4" x 11'10")
Bow double glazed window to the front elevation, electric fire, coving to the ceiling, two double radiators, and sliding doors to the conservatory.

KITCHEN
3.22m x 2.16m (10'6" x 7'1")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, ceramic hob, integrated electric oven, and plumbing for a washing machine, under stairs cupboard, and a double glazed window to the side elevation.

CONSERVATORY
4.85m x 1.60m (15'10" x 5'2")
Brick and UPVC construction, with sliding doors to the rear elevation.

LANDING
2.95m x 1.81m (9'8" x 5'11")
Double glazed window to the side elevation, storage cupboard housing wall mounted Ideal gas boiler, and access to the loft.

BEDROOM THREE
2.96m x 1.82m (9'8" x 5'11")
Double glazed window to the front elevation and a radiator.

BEDROOM ONE
4.38m x 2.63m (14'4" x 8'7")
Fitted wardrobes to one wall, radiator, and a double glazed window to the front elevation.

BEDROOM TWO
2.63m x 3.49m (8'7" x 11'5")
Double glazed window to the rear elevation and a radiator.

BATHROOM
1.93m x 1.80m (6'3" x 5'10")
Fitted suite comprising bath, low flush WC, pedestal hand basin, part tiled walls, radiator, and a opaque double glazed window to the rear elevation.

OUTSIDE
Enclosed garden to the rear which is mainly laid to lawn with established borders and a garden shed. Driveway to the front of the property providing ample off-street parking.

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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

SERVICES
Mains Gas, Water, Electricity and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band C.



