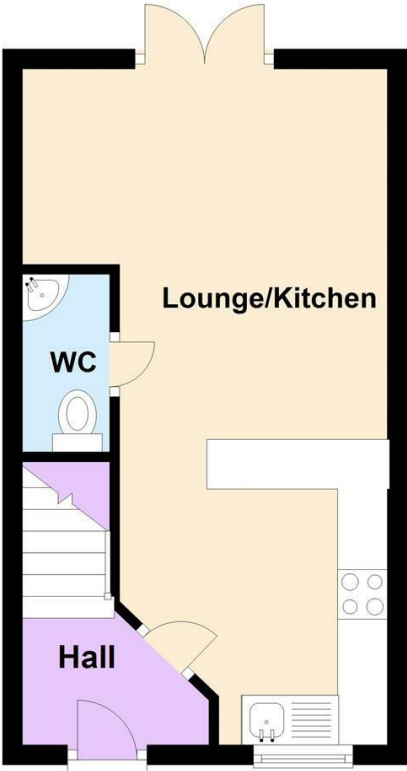
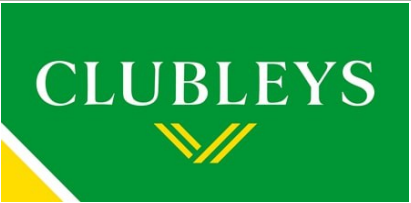
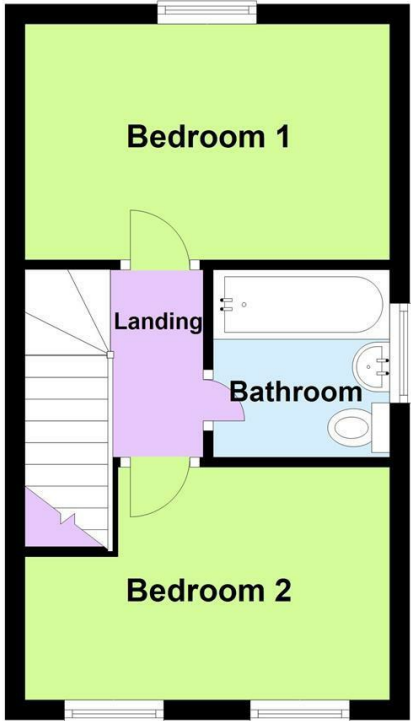


Ground Floor



First Floor



26, Grainger Drive,
Pocklington, YO42 2ST
£190,000



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.

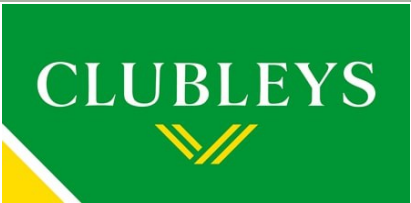
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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.

Welcome to this well presented end terraced house situated on Grainger Drive in the picturesque market town of Pocklington. This delightful property offers open plan kitchen/lounge which is perfect for relaxing or entertaining guests with a useful cloakroom/w.c off. On the first floor are two bedrooms and house bathroom

To the front of the property is parking for two vehicles, enclosed rear garden with two patio seating areas.

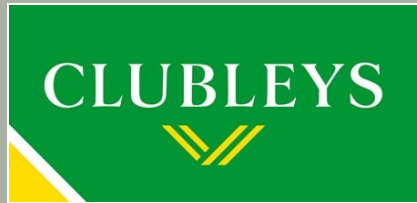
Ideal purchase for first time buyers/investors or downsizers.

VIEWING IS RECOMMENDED.

rightmove

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ZOOPLA



Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

ENTRANCE LOBBY

Entered via a front entrance door and radiator.

OPEN PLAN DINING KITCHEN

6.75m x 3.71m (22'1" x 12'2")
Fitted with a matching arrangement of floor and wall cupboards with quartz worktops, built in oven, four ring gas hob with extractor fan over, built in fridge/freezer, dishwasher, one and half stainless steel sink unit, wall mounted gas central heating boiler, double glazed window to the front elevation, plumbing for washing machine, laminate flooring and double doors to the rear.

CLOAKROOM

Fitted suite comprising low level WC and wash hand basin.

LANDING

Double glazed window to rear elevation, radiator and access to part boarded loft with ladder and light.

BEDROOM ONE

3.71m x 2.38m (12'2" x 7'9")
Double glazed window to the rear elevation and radiator.

BEDROOM TWO

2.37m x 3.75m (7'9" x 12'3")
Two double glazed windows to the front elevation and radiator.

FAMILY BATHROOM

1.69m x 1.82m (5'6" x 5'11")
Modern fitted suite comprising panelled bath with shower over and side screen, radiator, opaque double glazed window to the side elevation and radiator.

OUTSIDE

Attractive and low maintenance garden, with canopy, extensive patio, laid to lawn and timber built shed. Access to the side leading to side gate.

CAR PARKING

Allocated two car parking spaces.

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

APPLIANCES

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 BAND

East Riding of Yorkshire Council - Council Tax Band B.

