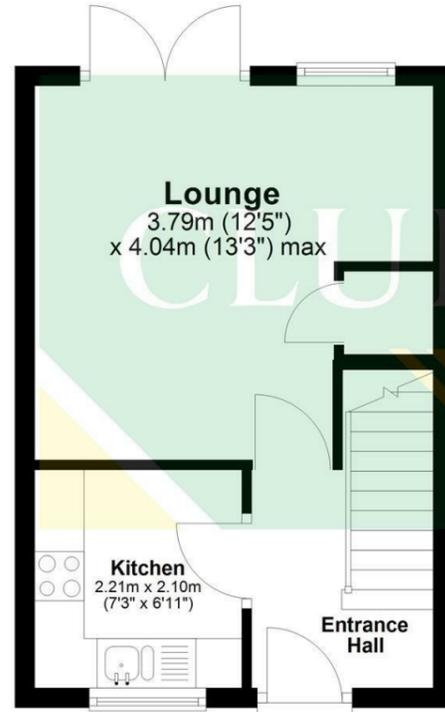


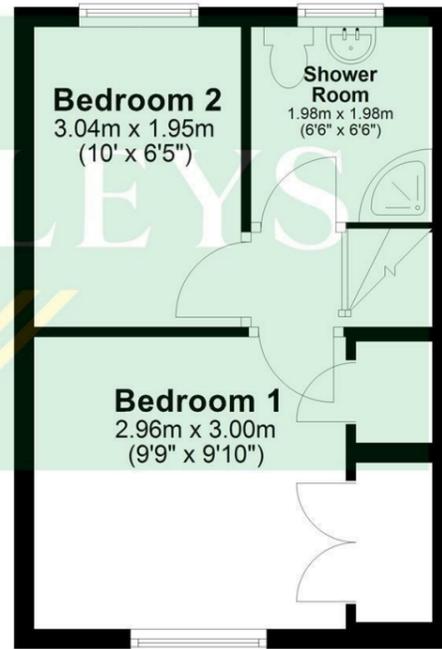
19, Church View,  
Pocklington, YO42 2BA  
£165,000



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

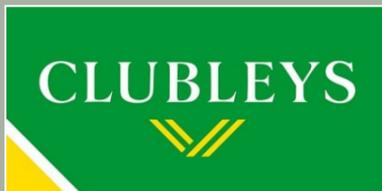
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmeieldsolutions.co.uk](mailto:Faye@holmeieldsolutions.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. Holmeield 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](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

A two bedroomed mid-terrace property situated in a convenient location close to Pocklington Town Centre and its amenities. The accommodation comprises a fitted kitchen and a living room with access to a small enclosed courtyard. To the first floor are two bedrooms and a bathroom.

Externally, the property benefits from one parking space located to the front of the property. This home would be ideal for first time buyers, downsizers, or investors and offers convenient town centre location. Offered to the market with no onward chain. Viewing is recommended.

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



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE LOBBY**

1.79m x 2.24m (5'10" x 7'4" )

Entered via a front entrance door having stairs to the first floor accommodation and night storage heater.

**FITTED KITCHEN**

2.21m x 2.10m (7'3" x 6'10" )

Fitted with wall and base units with working surfaces incorporating one and a half stainless steel sink unit, integrated electric oven and hob, plumbing for a washing machine and space for an undercounter fridge. Window to the front elevation.

**LOUNGE**

4.04m x 3.79m (13'3" x 12'5" )

Patio doors leading to the rear courtyard, window to the rear elevation, under stairs cupboard and a night storage heater.

**LANDING****BEDROOM ONE**

2.99m x 3.00m (9'9" x 9'10" )

Fitted cupboards with shelving, night storage heater and window to the front elevation.

**BEDROOM TWO**

1.95m x 3.04m (6'4" x 9'11" )

Night storage heater and window to the rear elevation.

**FAMILY BATHROOM**

1.99m x 1.98m (6'6" x 6'5" )

Fitted suite comprising shower cubicle, wash hand basin and low level WC. Chrome ladder style radiator, extractor fan, tiled wall and opaque window to the rear elevation.

**OUTSIDE**

A gravelled rear courtyard backing onto the churchyard, and one allocated parking space to the front of the property.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

