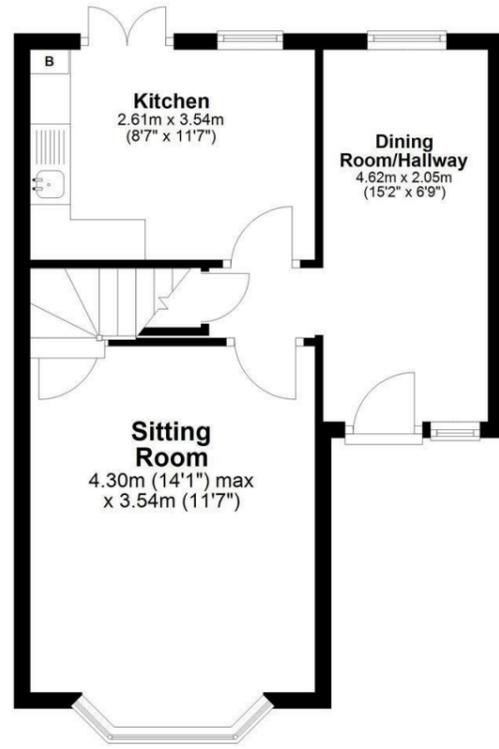


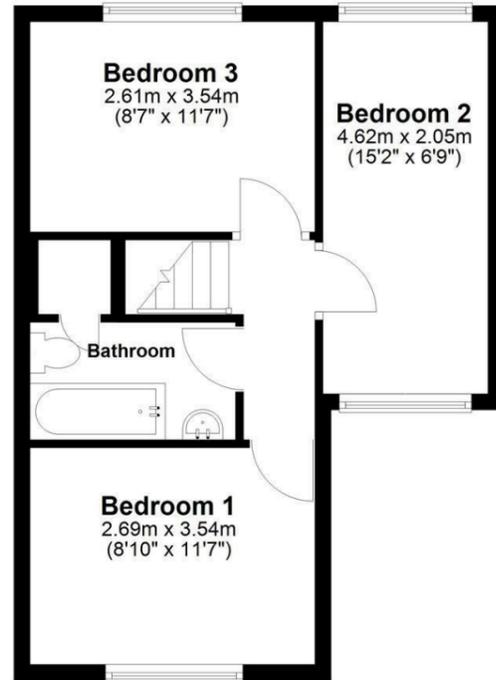
63, Wold Road,  
Pocklington, YO42 2QG  
£230,000



**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.

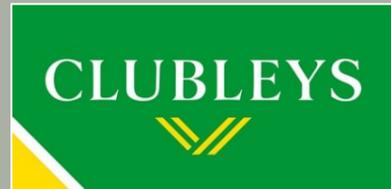
**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.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](mailto: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](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			
(81-91) B			
(69-80) C		70	77
(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.

Situated in a popular residential area of Pocklington, this extended three-bedroom semi-detached home offers spacious and well-balanced accommodation, ideal for families and first-time buyers alike.

The ground floor comprises a bright and welcoming living room, a fitted kitchen, and a separate dining room, providing a practical room for both everyday living and entertaining.

Upstairs, the property offers three bedrooms along with a family bathroom.

Externally, the home benefits from driveway providing off-street parking. To the rear, there is a lawned garden which offers a pleasant outdoor space, perfect for children, gardening, or relaxing during the warmer months.

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



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



**DINING ROOM/HALLWAY**

4.62m x 2.05m (15'1" x 6'8" )

Entered via a UPVC front entrance door, radiator and double glazed window to the rear elevation.

**INNER HALL**

0.41m x 0.87m (1'4" x 2'10" )

Under stairs cupboard.

**KITCHEN**

2.61m x 3.54m (8'6" x 11'7" )

Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, four ring gas hob with extractor hood over, integrated electric oven, space for fridge/freezer, plumbing for automatic washing machine. Gas combi boiler in concealed cupboard, double doors to the rear elevation, and double glazed window to the rear elevation

**SITTING ROOM**

3.55m x 4.30m (11'7" x 14'1" )

Double glazed window to the front elevation, gas fire, coving to the ceiling, radiator and stairs to the first floor accommodation.

**LANDING****BEDROOM ONE**

2.69m x 3.57m (8'9" x 11'8" )

Double glazed window to the front elevation and radiator.

**BEDROOM TWO**

2.05m x 4.64m (6'8" x 15'2" )

Double glazed window to the front elevation, radiator, laminate flooring, coving to ceiling and access to the loft.

**BEDROOM THREE**

3.56m x 2.67m (11'8" x 8'9" )

Double glazed window to the rear elevation, radiator, and laminate flooring.

**BATHROOM**

1.45m x 2.58m (4'9" x 8'5" )

Fitted suite comprising bath with shower over, vanity hand basin, WC, cupboard off, radiator, extractor fan, and access to the loft.

**OUTSIDE**

Fully enclosed rear garden, lawned with garden shed and outside tap.

Lawned area and driveway to the front.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains gas, water, electricity and drainage. Telephone connection subject to renewal by Openreach.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

