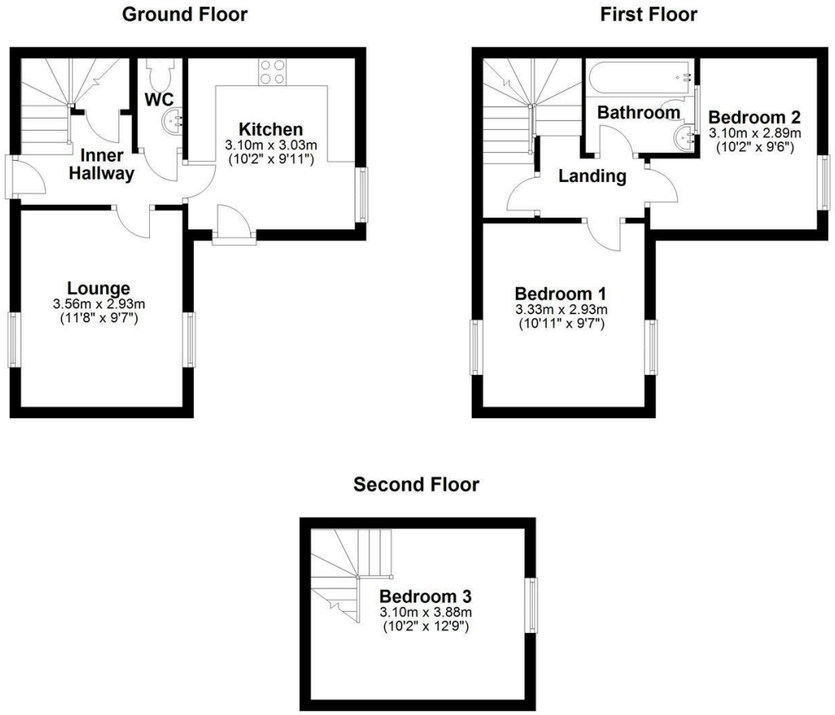


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

CLUBLEYS

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.

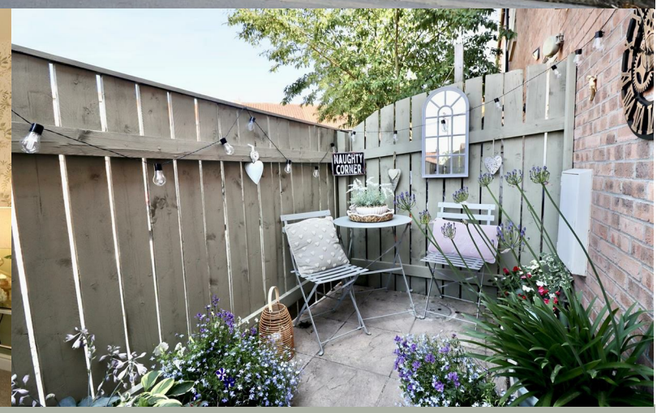
Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS

39, Church Lane, Pocklington, YO42 2BL
£230,000







Arranged over three floors this beautifully presented three-bedroom end-terraced property could be just what you've been searching for. The accommodation includes a welcoming lounge, fitted kitchen, ground floor cloakroom, three bedrooms and a family bathroom.

Constructed by local developer Swanhome Developments, this attractive home offers modern, low-maintenance living within easy reach of Pocklington town centre and its excellent range of amenities.

Outside, there's a low-maintenance rear courtyard and an allocated parking space. Further benefits include solar PV panels, providing the opportunity to receive payments for electricity exported to the National Grid.

This property is Freehold. East Riding of Yorkshire Council – Council Tax Band A.

rightmove www.clubleys.com ZOOPLA

KITCHEN
3.10m x 3.03m (10'2" x 9'11")
Fitted with a matching arrangement of floor and wall cupboards with working surfaces, plumbing for automatic washing machine, built in fridge, integrated brand new electric oven and induction hob with extractor fan over.

CLOAKROOM
Fitted white suite comprising low level WC and hand basin.

LOUNGE
3.58m x 2.93m (11'8" x 9'7")
Radiator, power points, television point, telephone point, windows to the front and rear elevation.

INNER HALLWAY
Wooden rear door, under stairs cupboard and stairs to the first floor accommodation.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.32m x 2.93m (10'10" x 9'7")
Radiator, power points, television points, telephone point, window to front elevation.

BEDROOM TWO
3.11m x 2.89m (10'2" x 9'5")
Radiator, power points, television points, telephone point and window to the front elevation.

FAMILY BATHROOM
Fitted white suite comprising bath with shower over, side screen, pedestal wash hand basin and low level W.C.

INNER HALLWAY
With double glazed window to the rear aspect and stairs to second floor accommodation.

BEDROOM THREE
3.12m x 3.89m (10'2" x 12'9")
Stairs lead directly into bedroom with power points, access to eaves and Velux window.

OUTSIDE
The front and side of the property has plant and shrub borders with a stone capped brick wall.
There is a small rear courtyard and a parking space.

ADDITIONAL INFORMATION
Alarm system is installed.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

SERVICES
Mains Water, Gas, Electricity and Drainage, telephone subject to renewal by British Telecom.

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

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