



52, Percy Road,  
Pocklington, YO42 2LX  
£290,000



**\*\*£10,000 allowance towards deposit\*\***

A traditional semi detached house which has been altered over recent years and still has the potential to extend and reconfigure the ground floor accommodation subject to the necessary planning permissions being obtained. Accommodation offers entrance hall, separate sitting and dining room both with open fires, study/playroom, downstairs shower room, dining area and fitted kitchen. On the first floor lies three bedrooms and re-furnished family bathroom. Externally is off street parking and good sized garden.

A viewing is recommended.

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





Tenure: Freehold  
East Riding of Yorkshire  
BAND: D

#### ENTRANCE HALL

4.74m x 2.12m (15'6" x 6'11" )

Entered via a UPVC front entrance door, double radiator, under stairs cupboard, stairs to the first floor accommodation with open balustrade and wood strip flooring.

#### SITTING ROOM

3.54m x 3.90m (11'7" x 12'9" )

Feature fireplace with open fire, tiled inset and hearth, picture rail, bay double glazed window to the front elevation and double radiator.

#### STUDY/PLAYROOM

2.07m x 3.66m (6'9" x 12'0" )

A very versatile room having radiator, wooden flooring, shelving, double glazed windows to the side and front elevation.

#### DINING ROOM

4.06m x 3.65m (13'3" x 11'11" )

Wooden flooring, double radiator, open fireplace, picture rail and double glazed window to the rear elevation.

#### INNER HALLWAY

2.99m x 2.01m (9'9" x 6'7" )

Radiator, laminate flooring, access to shower room

#### DOWNSTAIRS SHOWER ROOM

2.37m x 1.55m (7'9" x 5'1" )

Opaque double glazed window to the side elevation. Fitted Suite comprising shower, low flush WC, hand basin, radiator, tiled flooring and velux window.

#### DINING AREA

3.71m x 2.48m (12'2" x 8'1" )

Double doors to the side elevation and laminate flooring.

#### BREAKFAST KITCHEN

4.29m x 2.07m (14'0" x 6'9" )

Fitted with range of wall and floor units with work surfaces, double ceramic sink unit, double glazed window to side, radiator, electric cooker and American style fridge freezer, and plumbing for dishwasher.

#### LANDING

1.99m x 2.72m (6'6" x 8'11" )

Access to loft, double glazed window to side. There is a useful loft space with drop down ladder.

#### BEDROOM ONE

3.53m x 3.58m excluding bay (11'6" x 11'8" excluding bay)

Bay double glazed window to the front elevation, picture rail and radiator.

#### BEDROOM TWO

4.07m x 3.68m (13'4" x 12'0" )

Radiator, picture rail, fitted cupboard and double glazed window to the rear elevation.

#### BEDROOM THREE

2.57m x 2.13m (8'5" x 6'11" )

Radiator, picture rail and double glazed window to front elevation.

#### BATHROOM

2.51m x 1.90m (8'2" x 6'2" )

Refurbished fitted suite comprising bath with mixer taps, low flush WC, vitra vanity hand basin, fully tiled walls, chrome heated towel rail, recess lighting, tiled flooring and walls and two double glazed window to the side elevation.

#### OUTSIDE

The property offers a well-proportioned rear garden, securely enclosed with both hedge and fence boundaries, providing privacy and outdoor space. The property also benefits from a block paved driveway providing off street parking.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains, gas, electric, water and drainage. Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

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

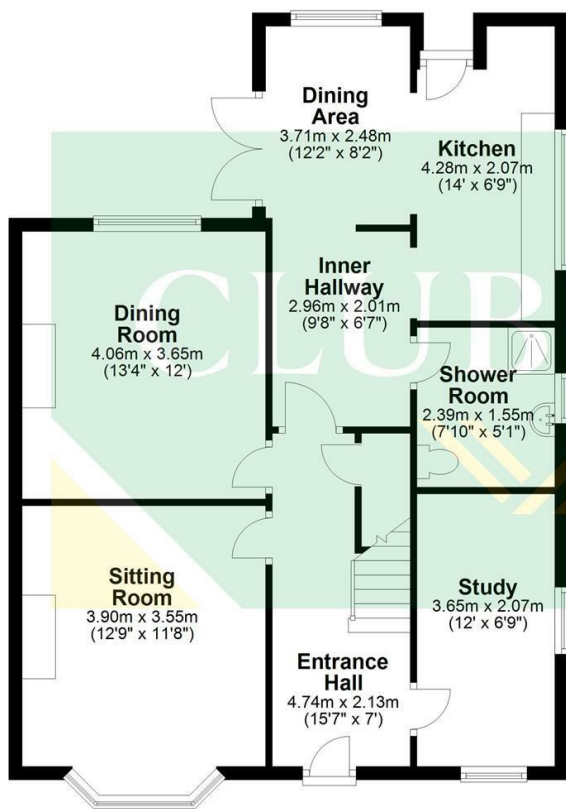
##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

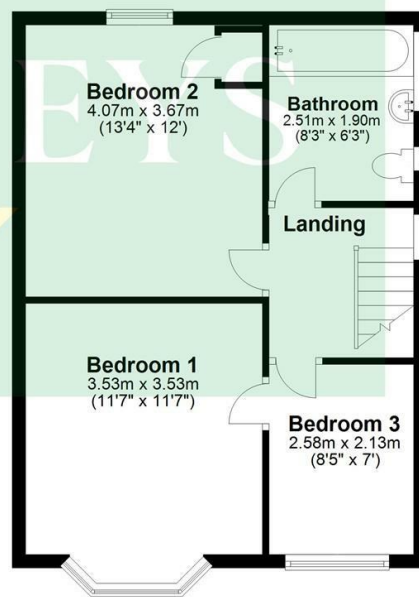




## Ground Floor



## 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

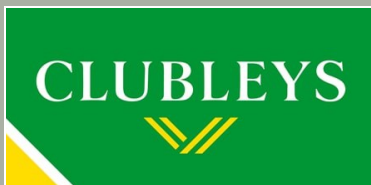
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

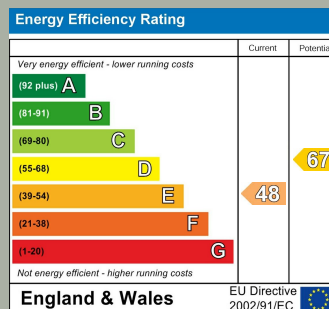
### MORTGAGES

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](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.



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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.