



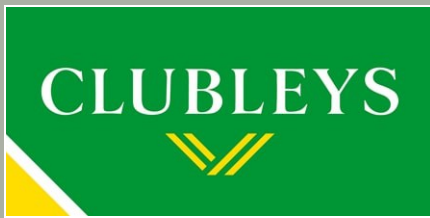
32, Payton Close,  
Pocklington, YO42 2NB  
£200,000



Offered with no chain. This three-bedroom townhouse is arranged over three floors and is located in a quiet cul-de-sac just a short distance from Pocklington town centre. The ground floor features an entrance hallway, WC, access to the integral garage, and an open-plan kitchen/dining area.

On the first floor you will find a bright and comfortable lounge along with a bedroom featuring its own en-suite shower room. The second floor comprises two further bedrooms, including a master bedroom with en-suite facilities. Externally, the property benefits from a low-maintenance rear garden, off-street parking, and a single garage. This property presents an excellent opportunity for buyers seeking a conveniently located home close to local amenities. Early viewing is recommended.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

#### ENTRANCE HALL

6.46m x 1.74m max (21'2" x 5'8" max )

Entered via a front entrance door, having laminate flooring, recess lighting, radiator, storage cupboard, stairs to the first floor accommodation, and door leading to an integral garage.

#### CLOAKROOM/WC

0.83m x 1.93m (2'8" x 6'3" )

Fitted suite comprising WC, hand basin, extractor fan, laminated flooring, and a radiator.

#### KITCHEN

4.38m x 2.69m (14'4" x 8'9" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integral electric oven, four ring gas hob with extractor hood over, plumbing for a washing machine, and space for a under counter fridge. Radiator, double doors to the rear elevation, and a double glazed window to the rear elevation.

#### INTEGRAL GARAGE

4.86m x 2.43m (15'11" x 7'11" )

Up and over door, with power and light. Wall mounted Worcester gas central heating boiler.

#### FIRST FLOOR ACCOMMODATION

##### SITTING ROOM

4.71m x 4.39m (15'5" x 14'4" )

Two double glazed windows to the front elevation, three radiators, recess lighting and stairs to the second floor accommodation.

##### BEDROOM TWO

3.35m x 2.78m (10'11" x 9'1" )

Fitted wardrobes, laminate flooring, and a double glazed window to the rear elevation.

##### EN-SUITE SHOWER ROOM

1.75m x 1.35m (5'8" x 4'5" )

Fitted suite comprising shower cubicle, WC, hand basin, shaving point, extractor fan, laminate flooring, and a opaque double glazed window to the rear elevation.

#### SECOND FLOOR ACCOMMODATION

##### BEDROOM ONE

3.34m x 4.36m (10'11" x 14'3" )

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

##### EN-SUITE BATHROOM

2.02m x 3.39m (6'7" x 11'1" )

Fitted suite comprising bath with mixer tap and shower attachment, low flush WC, hand basin, extractor fan, laminate flooring, radiator, and a opaque double glazed window to the rear elevation.

##### BEDROOM THREE

2.39m x 2.29m (7'10" x 7'6" )

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

#### OUTSIDE

Fully enclosed rear garden with gate access to the rear, lawned with outside tap.

Block paved driveway to the front of the property.

#### ADDITIONAL INFORMATION

##### 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

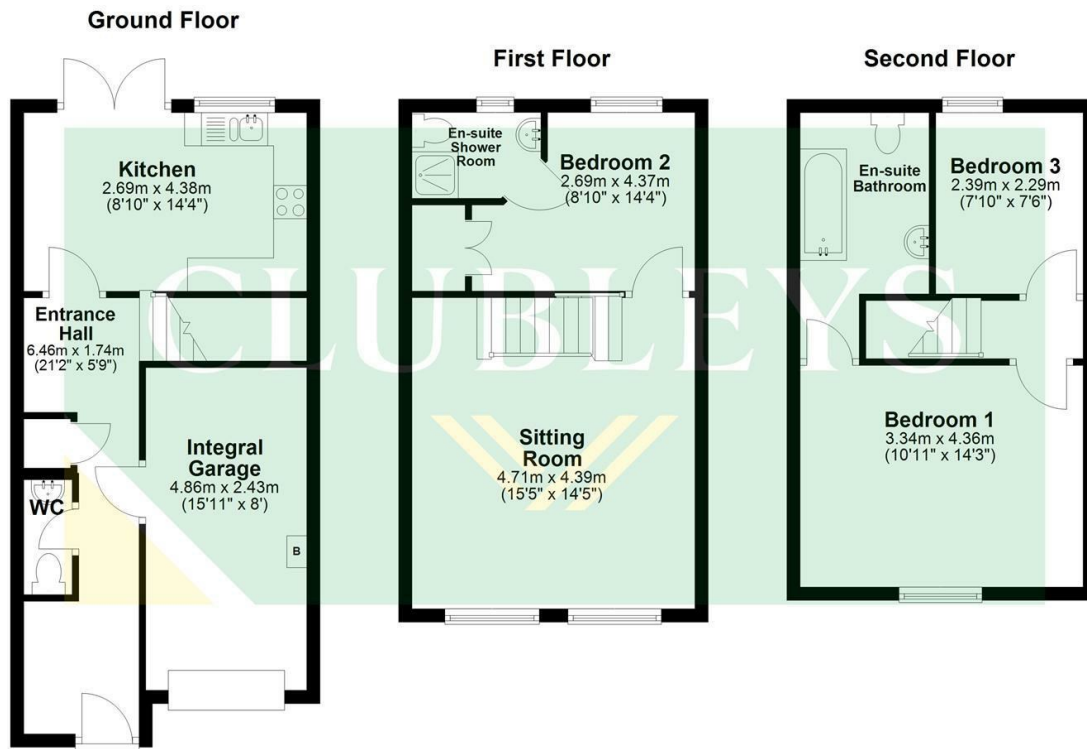
East Riding of Yorkshire Council - Council Tax Band C.



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#### 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

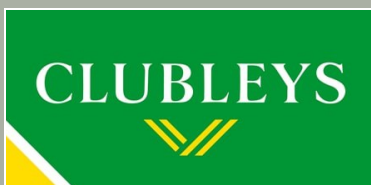
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 72      | 84                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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.