



Located within easy walking distance of Pocklington town centre, this two bedroom mid terraced home is ideal for first-time buyers, downsizers or investors alike. The property features a comfortable lounge and well equipped fitted kitchen/diner. Upstairs there are two bedrooms and bathroom.

Outside the property benefits from an enclosed low maintenance garden and off street parking to the front. Offered with the advantage of no onward chain.

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



## ENTRANCE HALL

1.45m x 1.36m (4'9" x 4'5" )

Entered via a front entrance door, having coving to ceiling, radiator, and stairs to the first floor accommodation.

## SITTING ROOM

3.12m x 4.06m (10'2" x 13'3" )

Double glazed window to the front elevation, electric fire, coving to the ceiling and radiator.

## KITCHEN/DINER

4.06m x 2.96m (13'3" x 9'8" )

Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, integrated electric oven, four ring gas hob and plumbing for washing machine, double glazed window to the rear elevation, double doors to the rear elevation, coving to the ceiling, under stairs cupboard, wall mounted Ideal gas boiler and radiator.

## LANDING

Airing cupboard housing hot water cylinder and access to the loft.

## BEDROOM ONE

4.08m narrowing to 3.11m x 3.21m (13'4" narrowing to 10'2" x 10'6" )

Two double glazed windows to the front elevation, coving to the ceiling and radiator.

## BEDROOM TWO

2.80m x 2.05m (9'2" x 6'8" )

Fitted wardrobes, coving to the ceiling, radiator and double glazed window to the rear elevation.

## BATHROOM

1.91m x 1.84m (6'3" x 6'0" )

Fitted suite comprising bath with mixer tap, shower over and side screen, low flush WC, hand basin, extractor fan, coving to the ceiling, radiator, and opaque double glazed window to the rear elevation.

## OUTSIDE

Fully enclosed rear garden, garden shed and access side gate.

Block paved driveway to the front of the property.

## PARKING TO THE FRONT OF THE PROPERTY

## 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 British Telecom.

## COUNCIL TAX

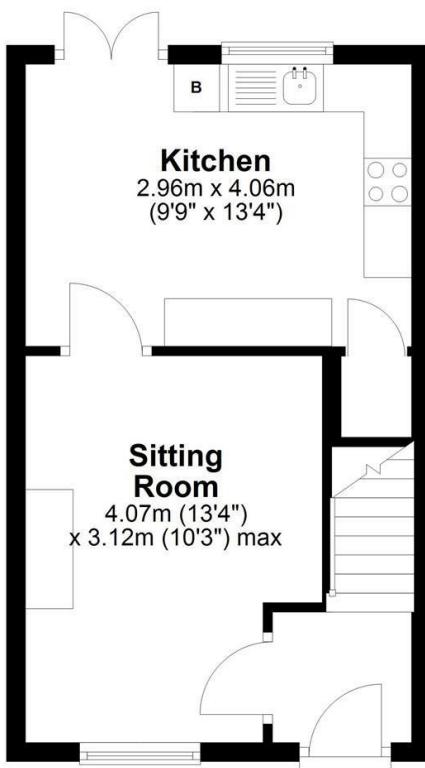
East Riding of Yorkshire Council - Council Tax Band B.

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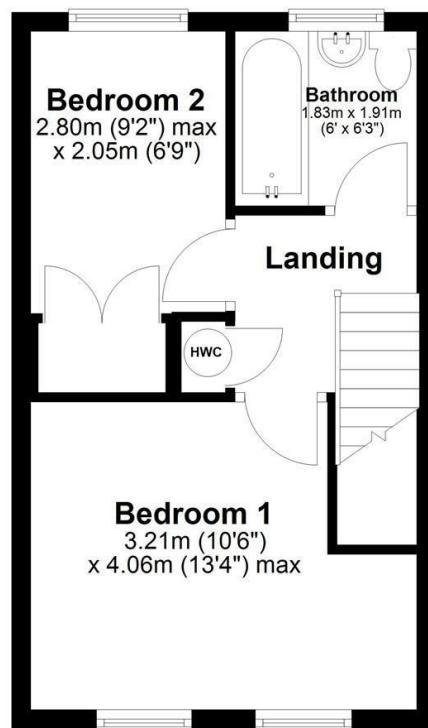


Estate Agents | Lettings Agents | Chartered Surveyors

## 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.

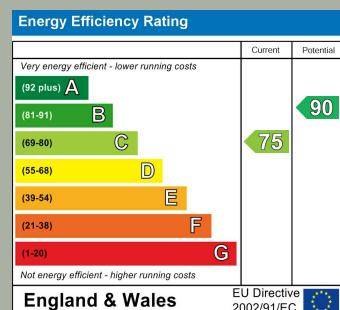
### MORTGAGES

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.