

CLUBLEYS



25, Saunders Crescent,  
Pocklington, YO42 2GU

£185,000



**\*\*IDEAL PURCHASE FOR FIRST TIME BUYERS/INVESTORS/DOWNSIZERS\*\***

A well maintained two bedroom mid terraced located on the popular Broadmanor development. A short distance from Pocklington town centre and all local amenities.

The accommodation comprise entrance hall with convenient cloakroom, fitted kitchen and lounge/dining room.

On the first floor lies two bedrooms and family bathroom.

Externally, there is a low maintenance rear garden and two allocated parking space.

Recently refurbished and also a new gas central heating system.

The property benefits from a solar powered hot water system with feed back tariff.

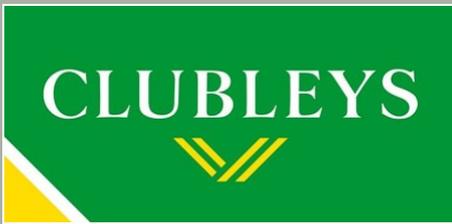
Offered to the market with no onward chain. Viewing is recommended.

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

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ZOOPLA



Tenure: Freehold  
East Riding of Yorkshire  
Band: B

#### ENTRANCE HALL

Entered via front entrance door, having radiator, laminate flooring and stairs to the first floor accommodation.

#### CLOAKROOM

0.80m x 1.67m (2'7" x 5'5" )  
Fitted suite comprising WC, wash hand basin, radiator and opaque sealed unit to the front elevation.

#### KITCHEN

1.75m x 2.99m (5'8" x 9'9" )  
Fitted floor and wall cupboards, stainless steel sink unit, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, radiator, wall mounted gas boiler in concealed cupboard and sealed unit to the front elevation.

#### LOUNGE/DINING ROOM

3.66m x 4.80m (12'0" x 15'8" )  
Having laminate flooring, radiator, under stairs cupboard and sliding doors to the rear elevation.

#### LANDING

Access to the loft.

#### BEDROOM ONE

3.66m x 2.84m (12'0" x 9'4" )  
Sealed unit double glazed window to rear, radiator.

#### BEDROOM TWO

2.89m x 3.63m (9'5" x 11'10" )  
Sealed unit double glazed window to front elevation, radiator and cupboard housing hot water cylinder heated by solar panel.

#### SHOWER ROOM

1.71m x 1.85m (5'7" x 6'0" )  
Newly fitted shower room comprising enclosed good sized shower cubicle, vanity hand basin and WC.  
Extractor fan and vinyl flooring.

#### GARDEN

Enclosed rear garden with garden shed and decking,

#### PARKING

Two parking spaces to the side of property.

#### ADDITIONAL INFORMATION

#### APPLIANCES

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

#### SERVICES

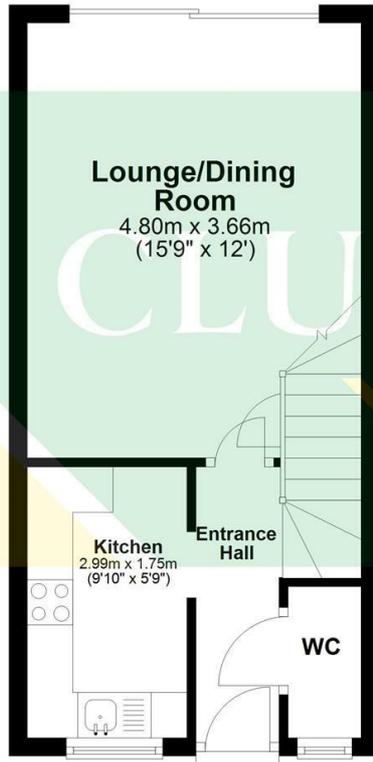
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.



## 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

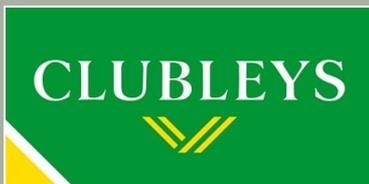
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	87
(69-80) C			
(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.