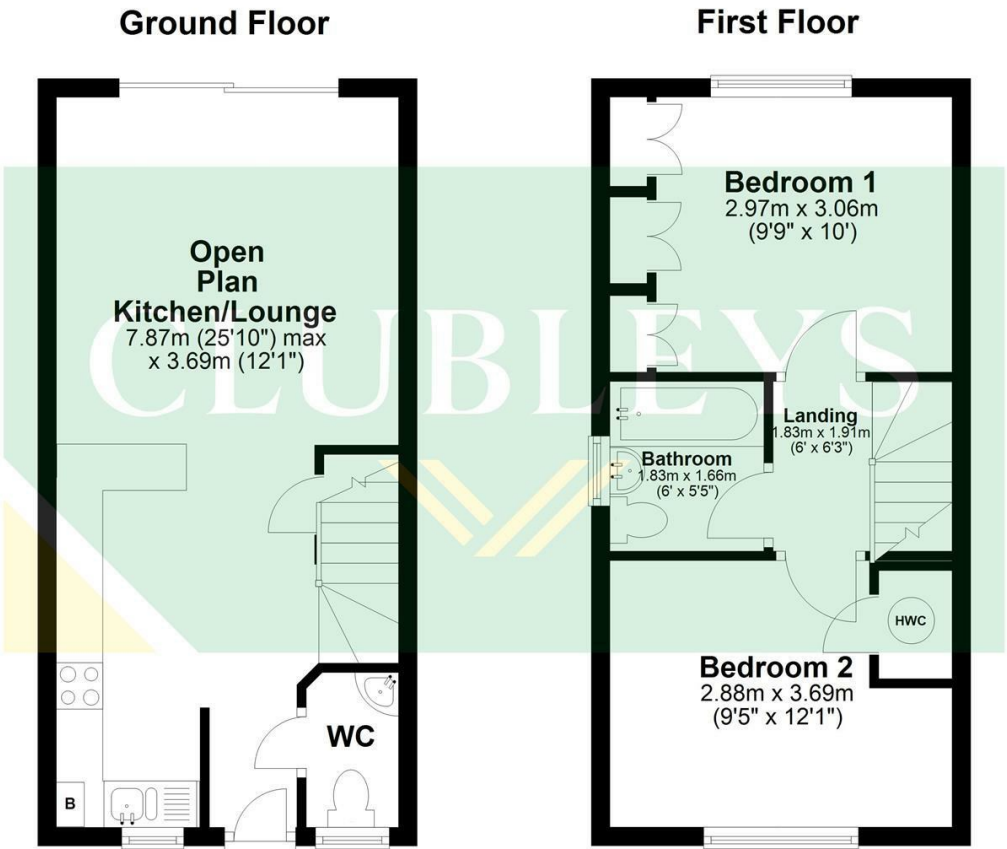


42, Broadmanor,  
Pocklington, YO42 2GB  
Offers Over £220,000



#### 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

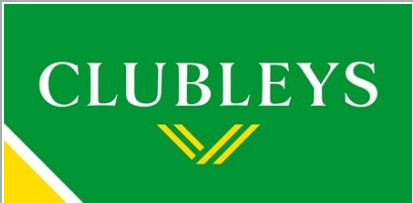
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.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. Holmfieled 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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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		
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.

Immaculately presented, this attractive and stunning two bedroom semi-detached home is ideally positioned close to Pocklington town centre and local amenities.

The current owners have created a fabulous open-plan kitchen and lounge, creating a welcoming and versatile living space, there is a useful doakroom/WC that completes the ground floor.

To the first floor are two well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, along with a driveway to the side providing off-street parking.

This wonderful property is well maintained and beautifully presented throughout and is perfectly suited to first-time buyers, downsizers or those seeking a turnkey property in a convenient and popular location. Full and early viewing is highly recommended.

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

rightmove

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



**OPEN PLAN KITCHEN/LOUNGE/DINING**

7.87m x 3.69m (25'9" x 12'1" )

Entered via the front door, this spacious open plan kitchen/lounge offers a bright and functional living space. The kitchen features work surfaces incorporating a one and a half stainless steel sink unit with mixer tap, four ring gas hob with extractor hood over, and integrated appliances including a fridge/freezer, washing machine, and dishwasher. Breakfast bar, wall mounted gas boiler in concealed cupboard, recessed lighting, two radiators, sliding doors to the rear elevation, a double glazed window to the front elevation, beautiful herringbone flooring, stairs to the first floor accommodation with an under stairs cupboard with electric socket.

**CLOAKROOM/WC**

0.77m x 1.67m (2'6" x 5'5" )

Fitted suite comprising a corner hand basin, low flush WC, radiator and an opaque double glazed window to the front elevation.

**LANDING**

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

Access to the loft which is boarded and accessed via a pull down ladder.

**BEDROOM ONE**

2.97m x 3.06m (9'8" x 10'0" )

Fitted wardrobes, attractive wood panelling to one wall, radiator and two double glazed window to the rear elevation.

**BEDROOM TWO**

3.68m x 2.88m (12'0" x 9'5" )

Double glazed window to the front elevation, radiator and an airing cupboard housing hot water cylinder.

**BATHROOM**

1.66m x 1.83m (5'5" x 6'0" )

Fitted with a modern suite comprising bath with shower over and side screen, hand basin in vanity unit, low flush WC, fitted mirror with light, chrome ladder style radiator, extractor fan and opaque double glazed window to the side elevation.

**OUTSIDE**

The property benefits from a fully enclosed, westerly facing rear garden, offering an excellent level of privacy. The garden is mainly laid to lawn with fenced boundaries and features a patio seating area. Further benefits include a garden shed, outside tap and

power socket along with convenient side gate access. To the side of the property, a driveway provides off street parking.

**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.

**DRIVEWAY TO THE SIDE.**