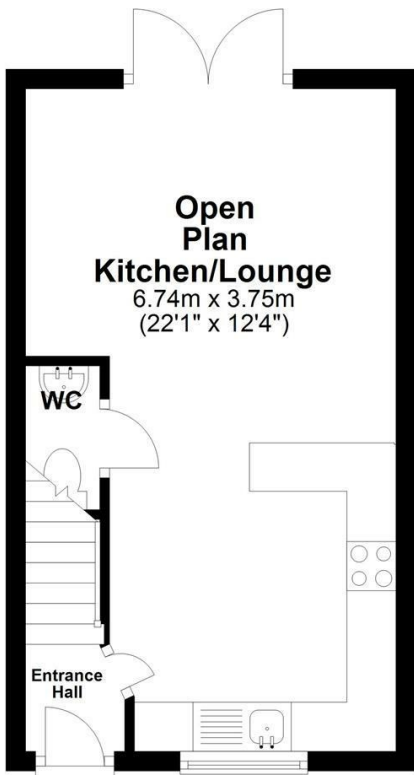


Ground Floor



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.

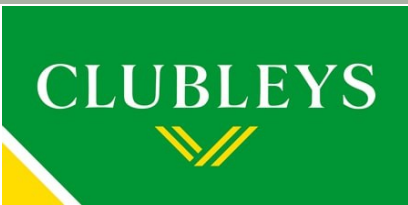
MATERIAL INFORMATION

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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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.

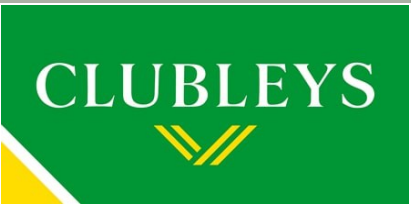


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pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	83	
(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.



8, Rowntree Avenue,
York, Pocklington, YO42 2SZ
£185,000



£5,000 ALLOWANCE TOWARDS DEPOSIT

This well-presented mid-terrace home is ready for its next chapter. With an open-plan dining kitchen/lounge, two bedrooms, and a modern bathroom, it's the ideal space for first-time buyers, investors, or downsizers.

Step outside to an enclosed rear garden with a patio seating area and the convenience of two private parking spaces to the front.

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

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ZOOPLA

ENTRANCE HALL

1.61m x 1.55m (5'3" x 5'1")
Upvc front door and radiator.

FITTED KITCHEN/LOUNGE/DINING ROOM

6.74m x 2.75m min x 3.75m max (22'1" x 9'0" min x 12'3" max)
Matching arrangement of floor and wall cupboards with working surfaces, stainless steel sink unit with mixer tap, four ring gas hob, with extractor hood over, electric oven, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler in concealed cupboard, radiator, vinyl flooring, double doors to the rear elevation and double glazed window to the front elevation.

CLOAKROOM/WC

1.47m x 0.88m (4'9" x 2'10")
Low flush WC, corner hand basin, radiator, extractor fan and vinyl flooring.

LANDING

1.83m x 1.92m (6'0" x 6'3")
Access to loft.

BEDROOM 1

2.39m x 3.74m (7'10" x 12'3")
Double glazed window to the front, radiator.

BEDROOM 2

3.73m x 2.36m (12'2" x 7'8")
Two double glazed windows to the front, radiator.

BATHROOM

1.82m x 1.72m (5'11" x 5'7")
Fitted suite comprising WC, pedestal hand basin, panelled bath with mixer tap and shower attachment, shower screen, extractor fan, vinyl flooring and ladder radiator.

OUTSIDE

Lawned rear garden with paved patio area. To the front the property has two parking spaces.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

