



38, George Street,  
Pocklington, YO42 2DQ  
£160,000



**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**

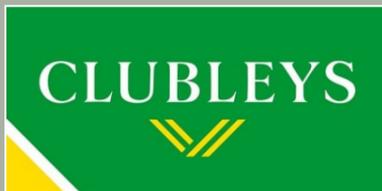
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (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			
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.

**\*\*IN NEED OF UPDATING\*\*** A two-bedroom terraced house conveniently located in the heart of Pocklington town centre. The accommodation includes a lounge/dining room, fitted kitchen, a ground-floor bathroom, and two well-proportioned bedrooms.

To the rear, there is a garden laid mainly to lawn, complemented by a paved seating area and useful storage sheds.

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



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**LOUNGE/DINING ROOM**

3.27m x 7.16m (10'8" x 23'5" )

Entered via a composite front entrance door, having log burner in brick surround, stairs to the first floor accommodation with under stairs cupboard, tiled flooring, sealed unit to the front and rear elevation.

**KITCHEN**

1.64m x 2.82m (5'4" x 9'3" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating sink unit with mixer tap, integrated electric oven and hob with extractor fan above, and sealed unit to the side elevation.

**REAR ENTRANCE**

0.85m x 0.75m (2'9" x 2'5" )

UPVC side personal door, hyco instantaneous water heater, and plumbing for a washing machine.

**DOWNSTAIRS SHOWER ROOM**

1.65m x 2.11m (5'4" x 6'11" )

Fitted suite comprising walk in shower, low flush WC, hand basin with mixer tap, extractor fan, tiled flooring, and an opaque sealed unit to the rear entrance.

**LANDING****BEDROOM ONE**

3.48m x 3.25m (11'5" x 10'7" )

Retained fireplace and sealed unit to the front elevation.

**BEDROOM TWO**

3.55m x 2.49m (11'7" x 8'2" )

Storage cupboard, radiator, and sealed unit to the rear elevation.

**OUTSIDE**

Enclosed garden to the rear which is mainly laid to lawn, having an outside tap, and three storage sheds.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band A.

