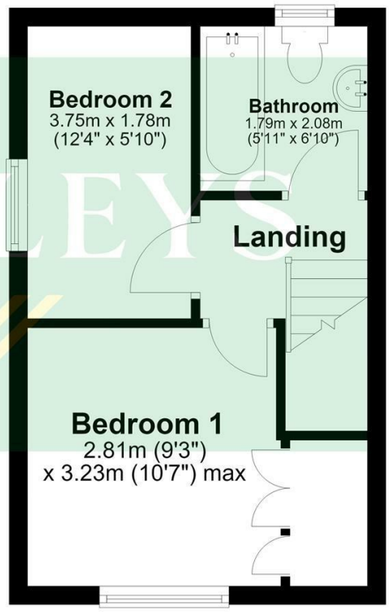
Ground Floor



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.

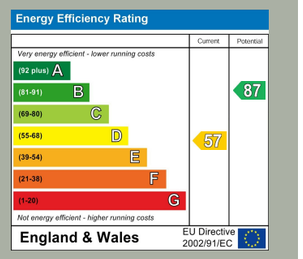
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

CLUBLEYS

1 Millers Row, Chapmangate, Pocklington, YO42 2BQ
£160,000



Formerly a mill, this characterful property has been thoughtfully converted to create a unique end-terraced home, ideally situated close to Pocklington town centre and its wide range of amenities.

Offering a spacious open-plan lounge, dining and kitchen area, featuring exposed beams, a breakfast bar and an attractive arched window, allowing plenty of natural light to flood the room.

To the first floor are two bedrooms and a bathroom.

The property also benefits from communal car parking.

We feel this represents a unique opportunity to acquire a characterful home in a convenient location, offering plenty of scope for the new owner to put their own stamp on it and create a home to their individual taste.

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

rightmove

www.clubleys.com

ZOOPLA

LOUNGE/DINER/KITCHEN
6.09m x 3.70m (19'11" x 12'1")
Entered via a front entrance door having stairs to the first floor accommodation, wall light point, wooden beams, radiator, sliding door to the front elevation, two sliding sash windows to the side elevation. Matching arrangement of floor and wall cupboards, pluming for washing machine, breakfast bar, built in oven, ceramic hob with extractor hood above, stainless steel sink unit, plumbing for a washing machine and Ideal gas boiler in concealed cupboard.

LANDING
1.80m x 1.54m (5'10" x 5'0")
Access to the loft.

BEDROOM ONE
2.81m x 3.23m (9'2" x 10'7")
Fitted cupboards, laminate flooring, radiator and a double glazed window to the rear elevation.

BEDROOM TWO
1.85m x 3.74m (6'0" x 12'3")
Double glazed window to the side elevation, laminate flooring, and a radiator.

BATHROOM
2.06m x 1.78m (6'9" x 5'10")
Fitted suite comprising panelled bath with mixer tap and shower attachment, pedestal hand basin, low flush WC, radiator and a opaque double glazed window to the rear elevation.

OUTSIDE
Communal off-road parking.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

SERVICES
Mains Gas, Water, Electricity, and Drainage.

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

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.











