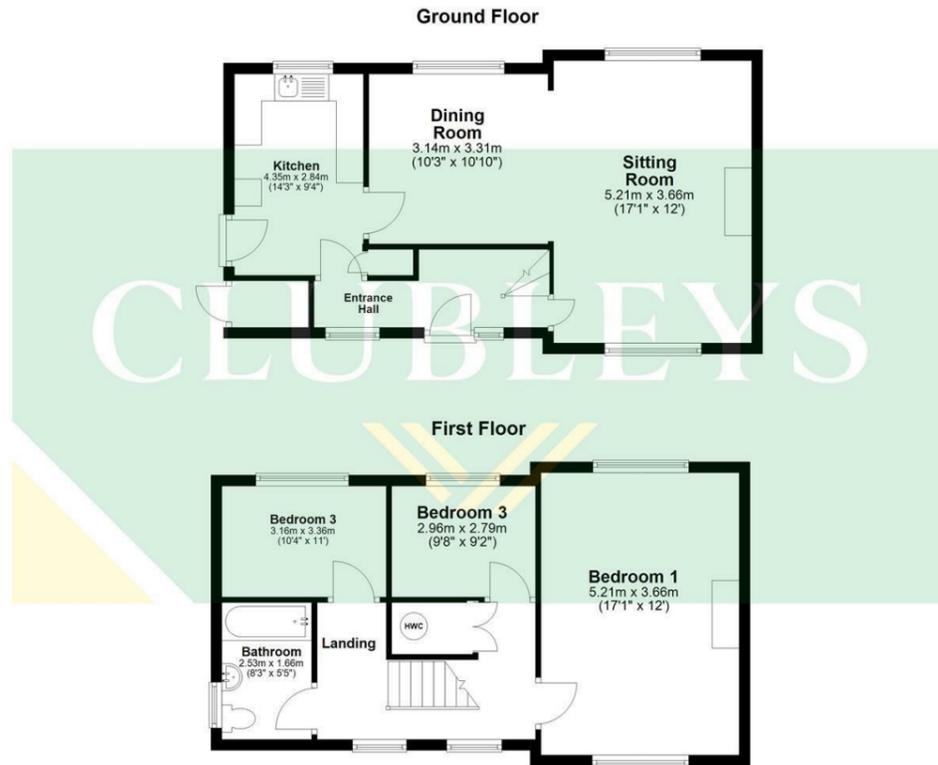




75, Kilnwick Road,
Pocklington, YO42 2JY
£230,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmfied Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiedsolutions.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. Holmfied 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	80
(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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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.

This well-proportioned semi-detached home offers approximately 1,184 sq ft of accommodation, providing an excellent opportunity for buyers to put their own stamp on it.

The ground floor comprises an inviting entrance hall, a spacious lounge, and a dining kitchen ideal for family living. To the first floor are three generously sized bedrooms and a family bathroom.

Externally, the property benefits from off-road parking and a rear garden.

While the property would benefit from some updating, it presents great potential to create a fantastic home.

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



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ENTRANCE HALL

Entered via a UPVC front entrance door, radiator, stairs to the first floor accommodation, and double glazed window to the front elevation.

SITTING ROOM

3.65m x 5.18m (11'11" x 16'11")
Brick fire place surround, radiator, double glazed window to the front and rear elevation. Opening to;

DINING ROOM

3.31m x 3.15m (10'10" x 10'4")
Radiator and a double glazed window to the front elevation.

BREAKFAST KITCHEN

2.85m x 4.35m (9'4" x 14'3")
Fitted with a range of floor and wall units, working surfaces incorporating stainless steels sink unit, plumbing for an automatic washing machine, free standing cooker with extractor fan above. Double glazed window to the rear elevation, radiator, under stairs cupboard, and UPVC side door.

LANDING

Airing cupboard housing hot water cylinder.

BEDROOM ONE

3.66m x 5.21m (12'0" x 17'1")
Radiator, double glazed window to the front and rear elevation.

BEDROOM TWO

3.19m x 3.35m (10'5" x 10'11")
Radiator and double glazed window to the rear elevation.

BEDROOM THREE

2.79m x 2.98m (9'1" x 9'9")
Double glazed window to the rear elevation and a radiator.

BATHROOM

2.55m x 1.65m (8'4" x 5'4")
Fitted suite comprising bath with shower over, pedestal hand basin, low flush WC, extractor fan, radiator and opaque double glazed window to the side elevation.

OUTSIDE

Graveled driveway to the side of the property.
Lawned garden to the front and rear of the property, with outside tap and outside storage housing gas boiler.

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.

