



69, Wold Road,
Pocklington, YO42 2QG
£290,000



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 (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.

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.

Set within an established residential area, this property has been thoughtfully upgraded to include a stunning kitchen, practical good sized utility room and downstairs WC. Featuring a convenient entrance porch, the property opens into a welcoming hallway with stairs rising to the first-floor accommodation. To the right, a well-proportioned sitting room leads through to the modern kitchen which is fitted with a range of integrated appliances.

The practical utility room is fitted with cupboards plumbing for washing machine and space for a tumble dryer and space for tumble dryer.

On the first floor there are three bedrooms and a family bathroom.

Gravelled driveway to the front of the property providing off street parking leading to the garage.

Low maintenance rear garden.

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

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ENTRANCE PORCH**ENTRANCE HALL**

Entered via a UPVC front entrance door, having stairs to the first floor accommodation, storage cupboard, radiator, double glazed window to side elevation, coving to ceiling and laminate flooring.

SITTING ROOM

3.65m max x 4.69m max (11'11" max x 15'4" max)
Double glazed window to the front elevation, radiator, recess lighting, coving to ceiling and laminate flooring. Opening to;

KITCHEN

4.55m x 3.23m (14'11" x 10'7")
Matching arrangement of floor and wall cupboards, working surfaces incorporating composite one and a half composite sink unit, hob with extractor fan over, integrated appliances including electric oven, microwave, fridge/freezer., dishwasher, double glazed window to the side elevation, under stairs cupboard, wall mounted gas boiler, radiator, laminate flooring and recess lighting.

UTILITY

3.33m x 2.25m (10'11" x 7'4")
Fitted wall units, working surfaces, plumbing for washing machine and space for dryer, radiator, double glazed window to the rear elevation and UPVC rear door.

CLOAKROOM/WC

2.27m x 0.87m (7'5" x 2'10")
Fitted suite comprising WC and hand basin, extractor fan, opaque double glazed window to the side elevation.

LANDING

2.91m x 1.79m (9'6" x 5'10")
Double glazed window to the side elevation, storage cupboard, coving to ceiling and access to loft which is part boarded.

BEDROOM ONE

2.68m x 4.47m (8'9" x 14'7")
Double glazed window to the front elevation, recess lighting, coving to ceiling and laminate flooring.

BEDROOM TWO

3.49m x 2.66m (11'5" x 8'8")
Double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE

1.79m x 2.97m (5'10" x 9'8")
Double glazed window to the front elevation, radiator, coving to ceiling and recess lighting.

BATHROOM

1.78m x 1.97m (5'10" x 6'5")
Fitted suite comprising bath with mixer tap, Triton shower and side screen, hand basin in vanity unit, low flush WC, tiled walls, linoleum flooring, chrome ladder style radiator, extractor fan, recess lighting and opaque double glazed window to the rear elevation.

OUTSIDE

Gravelled driveway to the front of the property providing off street parking.
Low maintenance rear garden, fenced and outside tap.

GARAGE

Up and over door, side personal door.

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 with British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

