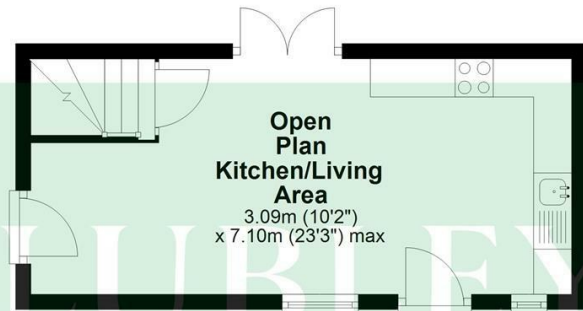


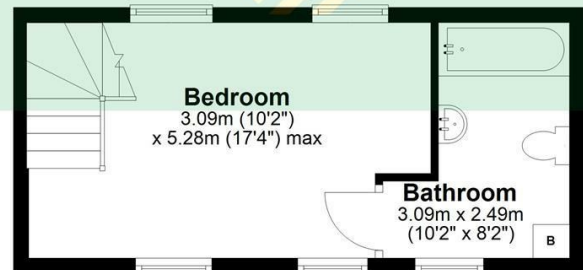


44A, George Street,
Pocklington, YO42 2DQ
£125,000

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

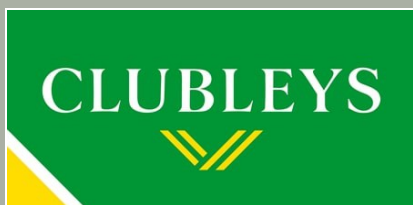
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

A rare and unique opportunity to acquire a one-bedroom barn conversion situated close to the centre of Pocklington and its excellent range of amenities. This charming property offers an ideal purchase for a first-time buyer, investment opportunity, or convenient bolt-hole. Offering an open-plan kitchen/lounge with stairs leading to a bedroom featuring exposed beams and an en-suite shower room.

Early viewing is highly recommended.

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



www.clubleys.com



OPEN PLAN KITCHEN/LIVING AREA

7.10m x 3.09m (23'3" x 10'1")

Entered via a front entrance door, having a range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, Lamona electric hob with extractor hood above, integrated electric oven, plumbing for a washing machine, and space for a under counter fridge. Recess lighting, radiator, two sealed units to the side elevation, door to the side elevation, double doors to the rear elevation, and stairs to the first floor accommodation.

FIRST FLOOR ACCOMMODATION

BEDROOM

5.28m x 3.0.9m (17'3" x 9'10".29'6")

Two sealed units to the front and rear elevation, feature beams, recess lighting, and a radiator.

EN-SUITE BATHROOM

3.09m x 2.49m (10'1" x 8'2")

Fitted suite comprising bath with mixer tap, shower over with a side screen, WC, hand basin, shaver point, extractor fan, recess lighting, radiator, feature beams, sealed unit to the front elevation, and a wall mounted Ideal gas boiler.

OUTSIDE

Fully enclosed decked seating area.

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 A.

