



16, Union Street,
Pocklington, YO42 2JN
£375,000



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

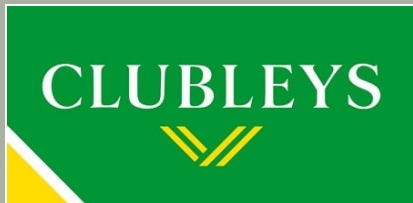
FREE VALUATIONS FOR SALE

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.

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
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		65
(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.

This property is a fabulous period semi detached residence, built in 1875 and situated only a short distance from the town centre. From the moment you enter this much loved family property you will be impressed with what lies within. Entered via entrance hall, good sized sitting room and separate dining room, the fitted kitchen is well equipped with a series of floor and wall cupboards, useful utility area and down stairs w.c

On the first floor are four well portioned bedrooms and re-furnished family bathroom with bath and separate double walk in shower.

Wonderful well tended gardens with paved seating area leading to the detached double garage.

With many features you would expect to find such as high ceilings with coving and sash windows, this really is a property worth viewing.

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

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ZOOPLA

ENTRANCE HALL

1.03m x 3.80m (3'4" x 12'5")

Entered via a timber front entrance door, having tiled flooring, meter cupboard, radiator and stairs to the first floor accommodation.

SITTING ROOM

3.38m x 3.64m (11'1" x 11'11")

A lovely sitting room having sliding sash timber framed sealed unit to the front elevation, living flame gas fire in granite and marble hearth with mantle, coving to ceiling, double radiator and two wall light points. Opening to;

DINING ROOM

3.64m x 3.79m (11'11" x 12'5")

An excellent sized dining room having log burner in granite surround, under stairs cupboard, coving to ceiling and double doors leading to the rear elevation.

FITTED KITCHEN

2.40m x 2.34m (7'10" x 7'8")

Fitted with a matching arrangement of floor and wall cupboards, space for Range electric/gas cooker, laminate flooring, plumbing for dishwasher and one and a half stainless steel sink unit with mixer tap.

BREAKFAST KITCHEN

5.57m x 1.97m extending to 2.56m (18'3" x 6'5" extending to 8'4")

Matching arrangement of floor and wall cupboards, working surfaces, breakfast bar, laminate flooring with ceramic tiled flooring underneath, recess lighting, two Velux windows and double doors.

UTILITY

2.37m x 1.02m (7'9" x 3'4")

Having plumbing for washing machine, fitted cupboard and laminate flooring.

REAR ENTRANCE

1.53m x 0.88m (5'0" x 2'10")

Velux window and composite rear door.

CLOAKROOM/WC

0.85m x 1.54m (2'9" x 5'0")

Fitted suite comprising WC, hand basin, extractor fan and radiator.

LANDING

4.79m x 1.59m (15'8" x 5'2")

Velux window, radiator and access to loft housing gas combination boiler.

BEDROOM ONE

3.66m x 2.46m (12'0" x 8'0")

Fitted mirrored wardrobes, cupboard, coving to ceiling, radiator and timber framed sealed unit to the rear elevation.

BEDROOM TWO

2.52m x 3.46m (8'3" x 11'4")

Flying freehold, sealed unit to the rear elevation and radiator.

BEDROOM THREE

3.63m x 2.21m (measured excluding door recess) (11'10" x 7'3" (measured excluding door recess))

Sliding sash sealed unit to the front elevation and radiator.

BEDROOM FOUR

2.65m x 2.29m (8'8" x 7'6")

Sliding sash sealed unit to the front elevation, radiator and laminate flooring.

BATHROOM

2.73m extending to 3.71m x 2.30m (8'11" extending to 12'2" x 7'6")

Fitted suite comprising panelled bath, vanity hand basin, low flush WC, good sized shower cubicle, fitted mirror, fitted storage, laminate flooring, three Velux windows, opaque sealed unit to the rear and side elevation.

OUTSIDE

To the front of the property is a small courtyard styled garden enclosed by a metal fence.

Enclosed rear garden laid to lawn with cooking apple tree, patio seating area and outside sockets.

DOUBLE GARAGE

6.00m x 5.79m (19'8" x 18'11")

Having up and over garage door, power and light is connected, rear door and window to the rear.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

