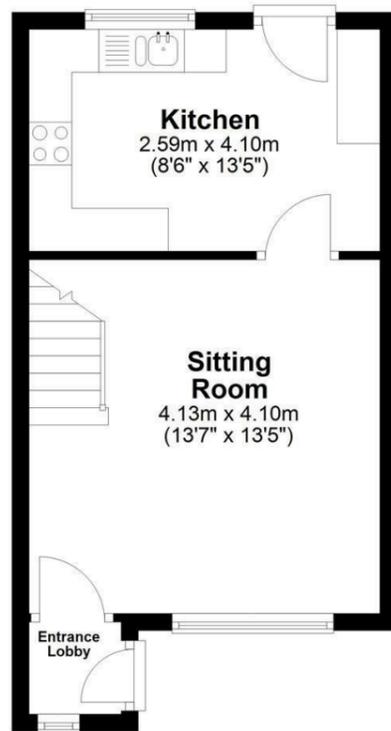


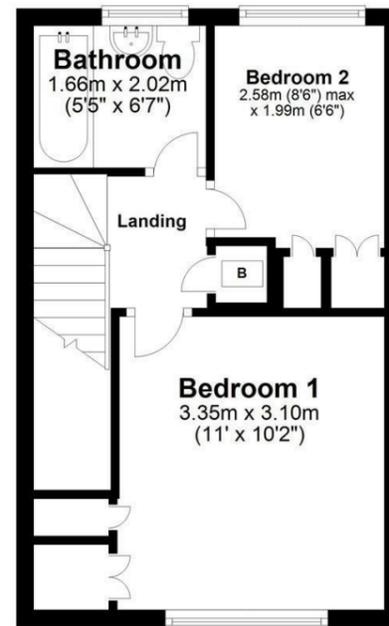


26, Brindlegate,  
Pocklington, YO42 2HB  
£190,000

### 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

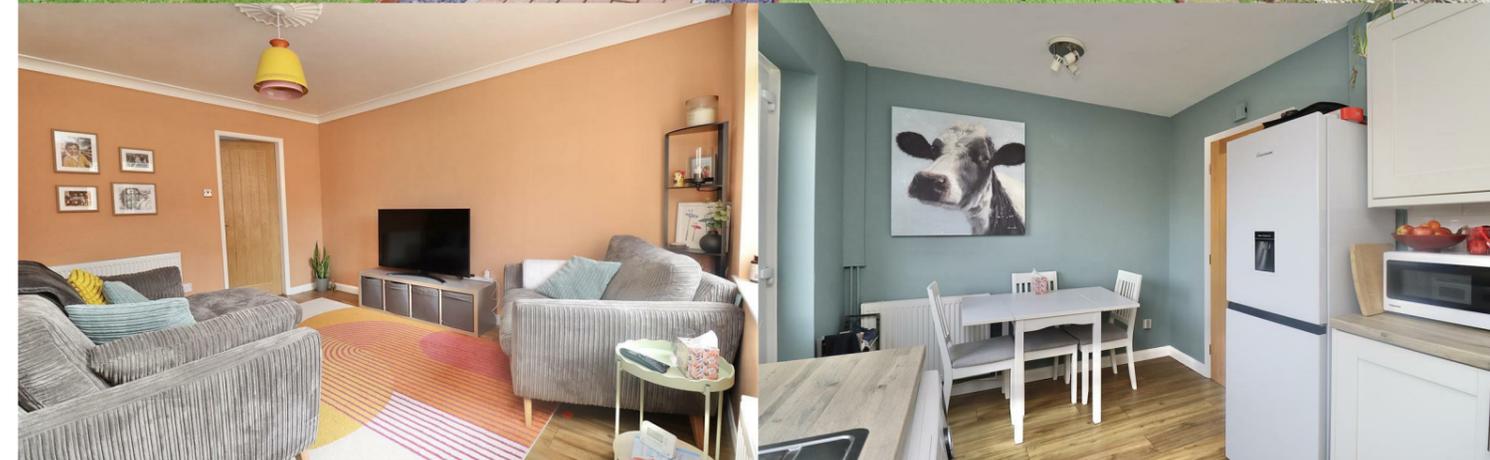
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](mailto: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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(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.

Beautifully presented and well-appointed terraced home, ideally situated within easy walking distance of Pocklington town centre and its excellent range of amenities.

The accommodation briefly comprises an inviting entrance lobby, a bright lounge, fitted kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with the added advantage of an allocated parking space.

An excellent opportunity for first-time buyers, investors, or those looking to downsize. Positioned within the sought after cul-de-sac of Brindlegate, the property enjoys a peaceful setting with minimal passing traffic, limited to residents & visitors only.

Early viewing is highly recommended.

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



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**ENTRANCE LOBBY**

Entered via a side UPVC entrance door, radiator and double glazed window to the front elevation.

**SITTING ROOM**

4.13m x 4.10m (13'6" x 13'5" )

Double glazed window to the front elevation, electric fire, coving to ceiling, two radiators and stairs to the first floor accommodation.

**FITTED KITCHEN**

4.09m x 2.59m (13'5" x 8'5" )

Matching arrangement for floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, integrated electric oven and hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, radiator, rear personal door and double glazed window to the rear elevation.

**LANDING**

Cupboard with shelving housing Worcester gas combination boiler installed in 2025, access to the loft which is part boarded.

**BEDROOM ONE**

3.35m x 3.08m (10'11" x 10'1" )

Fitted wardrobes with hanging rail, radiator and double glazed window with fitted pull down blinds to the front elevation.

**BEDROOM TWO**

2.57m x 1.99m (8'5" x 6'6" )

Fitted wardrobes, radiator and double glazed window with fitted pull across blinds to the rear elevation.

**BATHROOM**

1.99m x 1.68m (6'6" x 5'6" )

Fitted suite comprising bath with mixer tap and shower over, low flush WC, hand basin, white ladder style radiator, fully tiled walls and opaque double glazed window to the rear elevation.

**OUTSIDE**

Fully enclosed rear garden, which is block paved and astro turf. Garden shed with power connected. One allocated parking space.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains Water, Gas, Electricity and Drainage, telephone subject to renewal by British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

