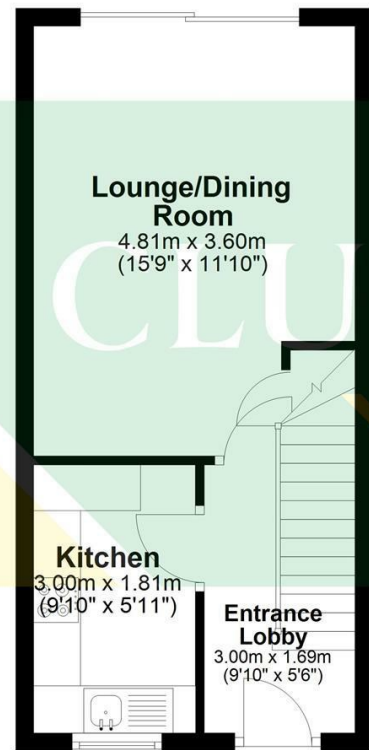


Ground Floor



First Floor



5, Thurlow Avenue,
Pocklington, YO42 2GT
£180,000



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 (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.



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pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	92
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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 fantastic opportunity to acquire this well-presented two-bedroom mid-terrace house, ideally situated on a popular mixed residential development on the edge of town.

The property offers a welcoming entrance hall, fitted kitchen, and a bright, spacious lounge with patio doors opening onto the rear garden – perfect for relaxing or entertaining. Upstairs, there are two comfortable bedrooms and a family bathroom. Further benefits include gas-fired central heating, sealed unit double glazing, and the convenience of two allocated parking spaces. Outside, the property enjoys a low maintenance gravel and paved rear garden, providing a great outdoor space to unwind.

An ideal home for first-time buyers, downsizers, or investors alike.



www.clubleys.com



ENTRANCE LOBBY

1.66m x 1.68m (5'5" x 5'6")

External storage cupboard. Front entrance door, laminate flooring, radiator and stairs to first floor accommodation.

KITCHEN

1.81 x 3.01 (5'11" x 9'11")

Double glazed window to the front, range of fitted wall and floor units, working surface, stainless steel sink and drainer unit with mixer tap, built-in oven, 4-ring gas hob, plumbing for washing machine, space for fridge freezer, gas boiler in concealed cupboard, extractor fan.

LOUNGE/DINING ROOM

3.60 x 4.81 (11'10" x 15'9")

Laminate flooring, understairs cupboard, double glazed patio doors to the rear.

LANDING

1.78m x 1.80m (5'10" x 5'10")

Loft access.

BEDROOM ONE

3.60m x 3.13m (11'9" x 10'3")

Double glazed window to rear elevation, radiator.

BEDROOM TWO

3.59m x 2.86m (11'9" x 9'4")

Double glazed window to the front, radiator, airing cupboard housing hot water cylinder.

BATHROOM

1.72m x 1.79m (5'7" x 5'10")

Panelled bath with Mira electric shower over and glass shower screen, pedestal hand basin & low flush WC, radiator.

OUTSIDE

Low maintenance rear garden with patio area, mature shrubs and rear access gate. To the front the property benefits from 2 allocated parking spaces.

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 B.

