

CLUBLEYS
///

29 Brindlegate
Pocklington, YO42 2HB

£175,000



THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

THE PROPERTY

Situated in a pleasant cul-de-sac location. This three bedroom link semi detached property is an ideal purchase for the small family/first time buyer/investor. With some cosmetic updating required the accommodation is accessed via an entrance lobby, sitting room with stairs off to first floor accommodation, dining kitchen, three bedrooms and shower room. The property offers a low maintenance garden and benefits from gas fired central heating and UPVC double glazing.



DIRECTIONS

Leaving our Market Place office turn right up the Market Place then go straight on at the crossroads onto Hallgate. At the top of Hallgate turn left onto Kirkland Street. Brindlegate is the second turning on your right.

ACCOMMODATION COMPRISES:

ENTRANCE LOBBY

UPVC entrance door, telephone point and coving.

LOUNGE 13'9" x 15'11" (4.19m x 4.84m)

With stairs leading up to the first floor accommodation, living flame gas fire with surround, radiator, coving and patio doors leading out onto the rear garden. Opening to:

DINING KITCHEN 9'10" x 15'11" (3m x 4.84m)

Fitted with a range for wall and base units, plumbed for washing machine, electric cooker with 4 ring gas hob over, stainless steel sink and a half with mixer tap, tiled flooring, radiators, door to the rear giving access to the garden, double glazed window to the front and rear elevation. Access to under stairs cupboard.

LANDING

Access to loft.

BEDROOM ONE 9'3" x 12'6" (2.81m x 3.80m)

Double glazed window to rear elevation and radiator.

BEDROOM TWO 9'2" x 11'4" max (2.80m x 3.46m max)

Double glazed window to rear elevation and radiator.

BEDROOM THREE 6'4" x 6'3" (1.92m x 1.91m)

Double glazed window to front elevation, radiator and built in cupboard housing the gas boiler.

SHOWER ROOM 6'2" x 5'5" (1.87m x 1.66m)

Enclosed shower cubicle, vanity hand basin, low level WC, extractor fan, fully tiled walls, vinyl flooring, opaque double glazed window to the front elevation and radiator.

ATTACHED GARAGE 9'2" x 16'11" (2.80m x 5.16m)

Gravel parking area to front. Remote controlled up and over garage door, power, light, rear window and personal access door to rear garden.

OUTSIDE

Lawned garden to the front with paved path. Enclosed rear garden with lawn, borders and patio area.

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

SERVICES

Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

LOCAL AUTHORITY

TENURE

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email 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 01759 304040 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 Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

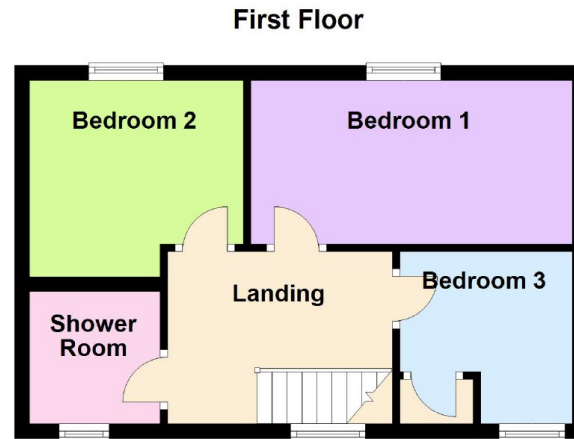
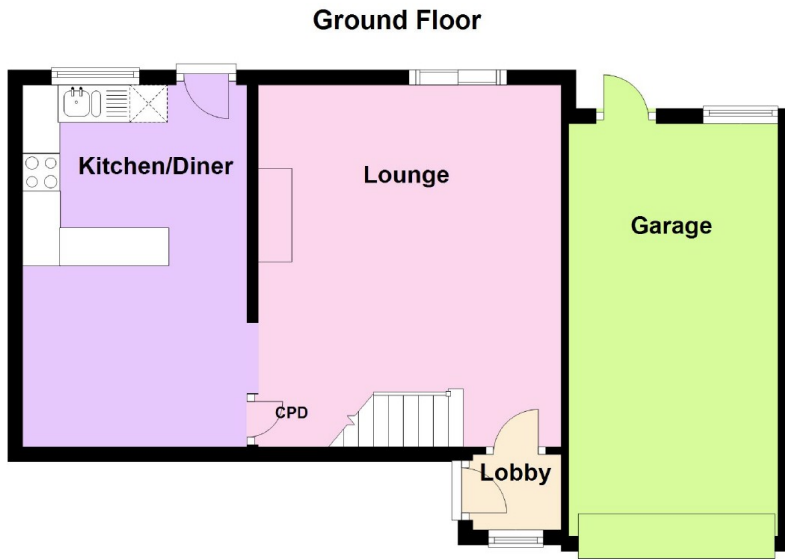
Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

52 Market Place, Pocklington, York,
YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com
Text: Clubley to 84840 to download
our mobile app