

LOCATION

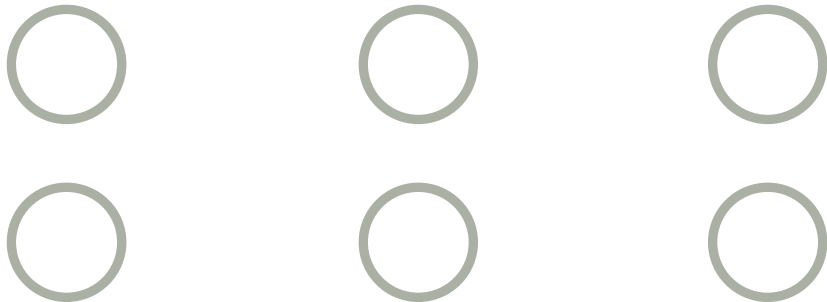
The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington 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.



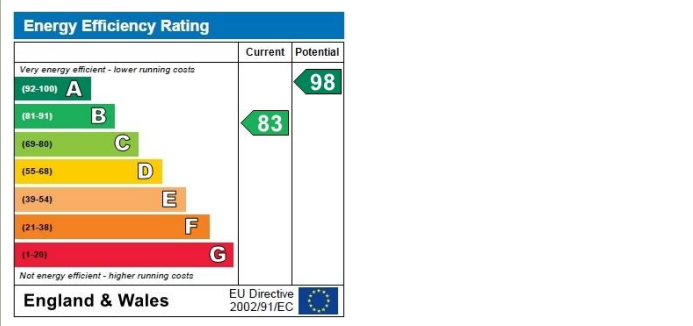
2 English Mews,  
Pocklington YO42 2SR  
£160,000

TRAVEL

APPROX  
Distance by (Car)



Chartered Surveyors  
Estate Agents  
Lettings Agents &  
Auctioneers  
52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

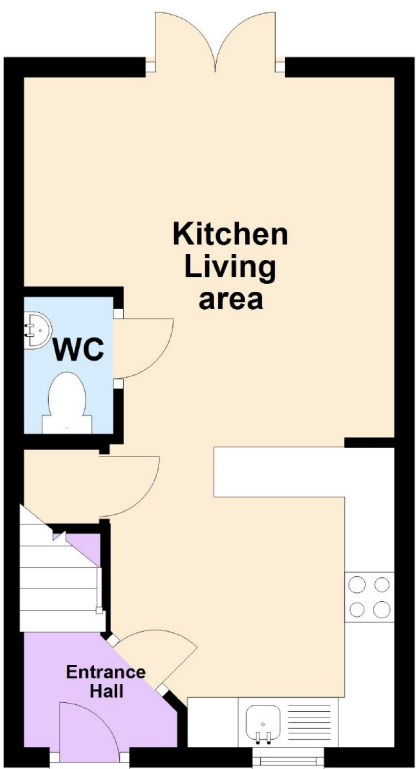


Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract . Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves 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.

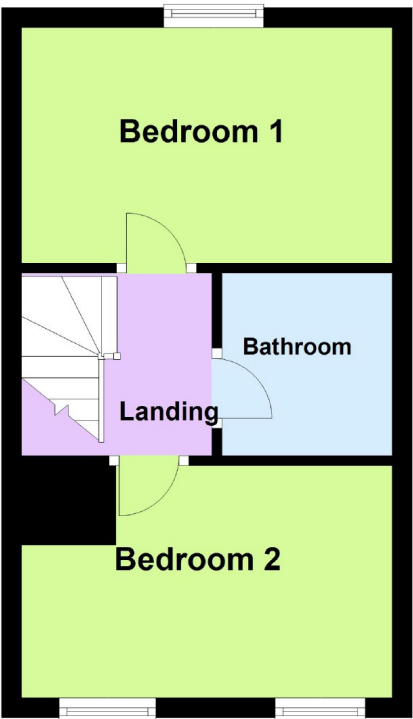




Ground Floor



First Floor



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 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.

A 2 bedroomed home that was newly built in 2019 by Persimmon Homes. Located in a desirable location on the edge of the town of Pocklington.

The accommodation comprises: entrance hall with stairs to the first floor landing and door into the kitchen which opens to the living room and downstairs cloakroom. To the first floor landing are two double bedrooms and the house bathroom. There is an enclosed rear garden is mainly laid to lawn with patio area and there is parking front of the property offering space for 2 cars.

ROOM MEASUREMENTS

Entrance Hall	
Cloakroom	1.49m x 0.83m
Living and Kitchen	6.77m x 2.78m x
Area	3.72m
Landing	
Bedroom 1	3.73m x 2.37m
Bedroom 2	3.72m x 2.38m
Bathroom	1.83m x 1.70m

**AGENTS NOTE**  
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 &  
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, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.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 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority