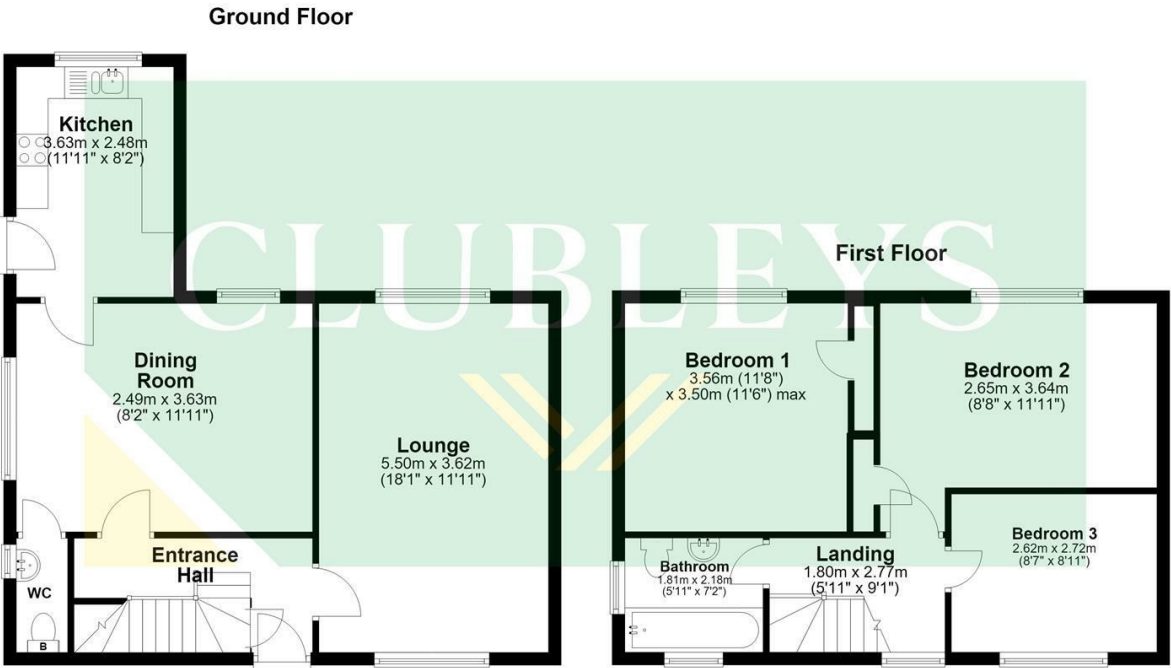


43, The Oval,
Pocklington, YO42 2LP
£230,000



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

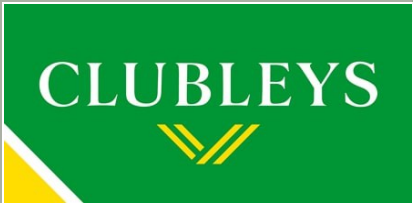
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

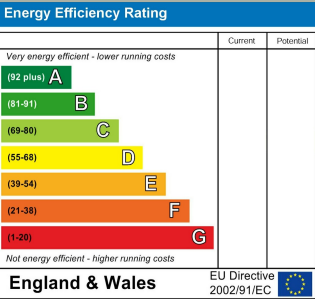
MORTGAGES

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.



52 Market Place, Pocklington, York, YO42 2AH
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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 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.



Offered to the market with no onward chain, this three bedroom semi-detached property enjoys a convenient position within easy reach to Pocklington town centre, with the added benefit of backing onto the rugby fields. The property would benefit from some updating and offers plenty of potential for the new owner.

The accommodation opens into an entrance hall, leading through to a comfortable lounge and separate dining room, offering plenty of space for both everyday living and entertaining. The kitchen is positioned to the rear, while a useful downstairs WC completes the ground floor.

Upstairs, there are three bedrooms together with a family bathroom.

Outside, a driveway to the front provides off-street parking, while to the rear is a good sized garden which backs onto the rugby fields, giving the property a pleasant open aspect beyond.



www.clubleys.com



ENTRANCE HALL

3.76m x 1.80m (12'4" x 5'10")

Entered via a UPVC front entrance door, double glazed window to the front elevation, coving to the ceiling, stairs to the first floor accommodation and a under stairs cupboard.

DINING ROOM

2.48m x 3.63m (8'1" x 11'10")

Double glazed window to the side and rear elevation, laminate flooring, double radiator and coving to the ceiling.

CLOAKROOM/WC

0.81m x 1.87m (2'7" x 6'1")

Fitted suite comprising low flush WC, pedestal hand basin, coving to the ceiling, radiator, wall mounted gas central heating boiler and opaque double glazed window to the side elevation.

FITTED KITCHEN

3.63m x 2.48m (11'10" x 8'1")

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, integrated electric oven and hob, plumbing for a washing machine, radiator, UPVC side door and double glazed window to the rear elevation.

LOUNGE

5.50m x 3.62m (18'0" x 11'10")

Double glazed window to the front and rear elevation, two radiators and coving to the ceiling.

LANDING

2.72m x 1.81m (max) (8'11" x 5'11" (max))

Access to the loft, coving to the ceiling and double glazed window to the front elevation.

BEDROOM ONE

3.56m x 3.49m (11'8" x 11'5")

Double glazed window to the rear elevation, storage cupboard, coving to the ceiling and a radiator.

BEDROOM TWO

3.62m x 2.65m (11'10" x 8'8")

Double glazed window to the rear elevation, storage cupboard, coving to the ceiling and a radiator.

BEDROOM THREE

2.72m x 2.60m (8'11" x 8'6")

Double glazed window to the front elevation, coving to the ceiling and a radiator.

FAMILY BATHROOM

2.18m x 1.78m (7'1" x 5'10")

Fitted suite comprising bath with shower over, low flush WC, pedestal hand basin, chrome ladder style towel radiator, fully tiled, coving to the ceiling and a opaque double glazed window to the side elevation.

OUTSIDE

Driveway to the front providing off street parking, with lawn to the front of the property.

The rear garden is mainly laid to lawn with a variety of trees and shrubs, two outside storage sheds. The rear garden is backing onto Pocklington Rugby field.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, gas, electricity and drainage.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

