



25 Church View, Pem Lane,
Pocklington, YO42 2BA
£130,000

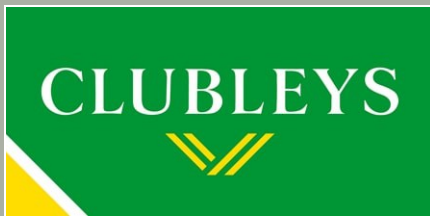


In need of modernisation throughout, this semi-detached home presents an exciting opportunity to create a home tailored to your own style.

The property comprises a sitting room, fitted kitchen, bedroom, and a bathroom, with a rear garden, one allocated parking space and attractive views towards Pocklington Church.

Offered with no onward chain, this property is ideal for first-time buyers, investors or those looking to downsize.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: A

SITTING ROOM

2.97m x 4.39m (9'8" x 14'4")

Entered via a UPVC front entrance door, having a electric fire, under stairs cupboard, night storage heater and a double glazed window to the front elevation.

KITCHEN

2.95m x 2.96m (9'8" x 9'8")

Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit and electric hob with extractor hood over, integrated oven, space for under counter fridge, and plumbing for a washing machine. Stairs to the first floor accommodation, night storage heater, double glazed window to the rear elevation and UPVC rear door.

LANDING

Access to the loft, storage cupboard housing a hot water cylinder.

BEDROOM ONE

3.49m x 2.97m (11'5" x 9'8")

Double glazed window to the front elevation and a night storage heater.

BATHROOM

2.22m x 1.92m (7'3" x 6'3")

Fitted suite comprising bath with shower over, WC, pedestal hand basin, extractor fan, night storage heater and Velux window.

OUTSIDE

Fully enclosed rear garden, and one allocated parking to the side elevation.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

Mains Gas, Water, Electricity and Drainage.

COUNCIL TAX

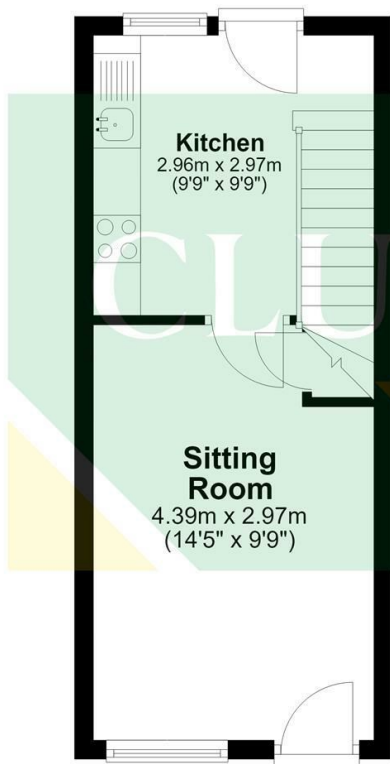
East Riding of Yorkshire Council - Council Tax Band A

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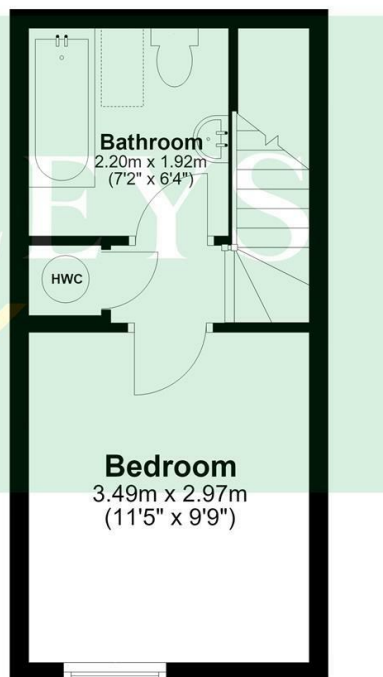


Estate Agents | Lettings Agents | Chartered Surveyors

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

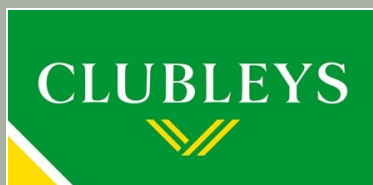
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 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		85
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.