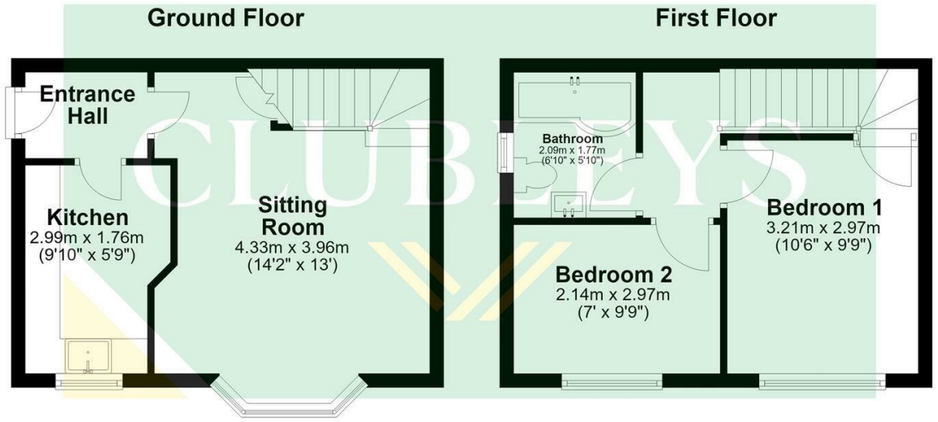


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

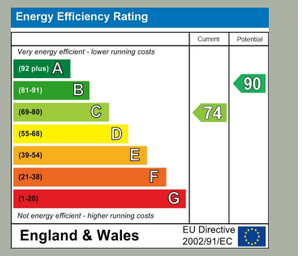
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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 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.

CLUBLEYS

1, The Lilacs, Pocklington, YO42 2GE
£165,000



A home to make your own, with the convenience of town centre living and no forward chain.

Whether you're taking your first step onto the property ladder, looking to downsize or searching for your next investment, this two-bedroom home on the popular Broadmanor development offers a great opportunity.

Enjoy the convenience of a separate kitchen and lounge, offering distinct spaces for cooking and relaxing, alongside two bedrooms and a bathroom, creating a home that works well for everyday living.

Outside, the property benefits from a low-maintenance, offset garden, offering a practical outdoor space to enjoy, along with communal parking.

Situated within easy reach of the town centre and its amenities, this could be just what you're looking for.

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

SIDE ENTRANCE
0.88m x 1.86 (2'10" x 6'1")
Entered via a timber side entrance door and a radiator.

KITCHEN
1.79m x 2.97m (5'10" x 9'8")
Range of floor and wall cupboards, working surfaces incorporating circular stainless steel sink unit, integrated oven, electric hob with extractor fan above, radiator and a double glazed window to the front elevation.

SITTING ROOM
3.98m x 4.36m max (13'0" x 14'3" max)
Bay double glazed window to the front elevation, under stairs cupboard and a radiator.

LANDING
Access to the loft.

BEDROOM ONE
2.95m x 3.20m (9'8" x 10'5")
Double glazed window to the front elevation, radiator and cupboard housing gas combi boiler.

BEDROOM TWO
2.14m x 2.97m (7'0" x 9'8")
Double glazed window to the front elevation and a radiator.

BATHROOM
2.02m x 1.77m (6'7" x 5'9")
Fitted suite comprising P shaped bath with shower over, low flush WC, hand basin, radiator and a opaque double glazed window to the side elevation.

OUTSIDE
Externally, the property benefits from a low-maintenance, offset gravelled garden, providing a practical outdoor space. There are also two useful storage sheds. Communal parking is available for residents.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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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 B.











