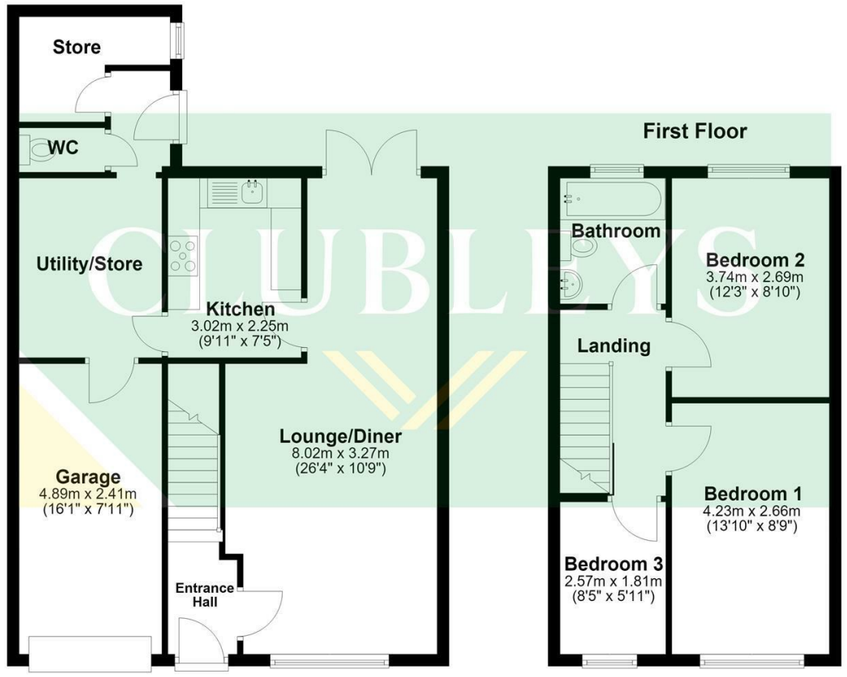
Ground Floor



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.

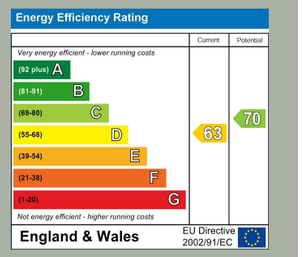
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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

21, Wold Road, Pocklington, YO42 2QG
Offers In The Region Of £195,000







In Need of Renovation – Priced to Reflect the Work Required.

Offered to the market with no onward chain, this three-bedroom property is situated within the popular Wold Road residential development and presents an excellent opportunity for buyers looking to renovate.
Offering entrance hall with staircase to the first floor accommodation, a spacious lounge/dining room, a kitchen, useful store, separate WC. On the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from an garage, gardens to both the front and rear, together with off-street parking.

Viewing is strictly by appointment through the selling agents.

This property is FREEHOLD. East Riding of Yorkshire Council - Council Tax Band B.

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
Having a Upvc front entrance door, radiator and stairs to the first floor accommodation.

LOUNGE/DINER
8.03m x 3.51m max x 2.19 m min (26'4" x 11'6" max x 7'2" m min)
Double glazed window to the front, electric fire, radiator and double glazed doors to the rear.

KITCHEN
2.25m x 3.02m (7'4" x 9'10")
Fitted wall and base units with working surfaces, double glazed window to the rear elevation, sink and drainer unit, gas range cooker and hob and radiator.

OUTHOUSE
Plumbing for washing machine.

WC
Low flush WC

STORE ROOM
Double glazed window to the side.

LANDING
Access to loft with ladder light and boarding, gas central combination heating boiler is located in the loft , double glazed window to the side elevation.

BEDROOM ONE
2.67m x 4.22m (8'9" x 13'10")
Double glazed window to the front, radiator and ceiling light fan.

BEDROOM TWO
2.69m x 3.74m (8'9" x 12'3")
Double glazed window to the rear, radiator and access to loft.

BEDROOM THREE
2.56m x 1.81m (8'4" x 5'11")
Double glazed window to the front andradiator.

BATHROOM
Fitted suite comprising wash hand basin, low level WC, bath with shower over, radiator and opaque double glazed window to the rear.

OUTSIDE
To the rear the garden is fully enclosed, greenhouse with power and water, paved seating area, astro turf grass. To the front concrete driveway offering ample parking.

ADDITIONAL INFORMATION
There are solar panels located to the front of the property which are leased.
For further information please contact us.

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

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











