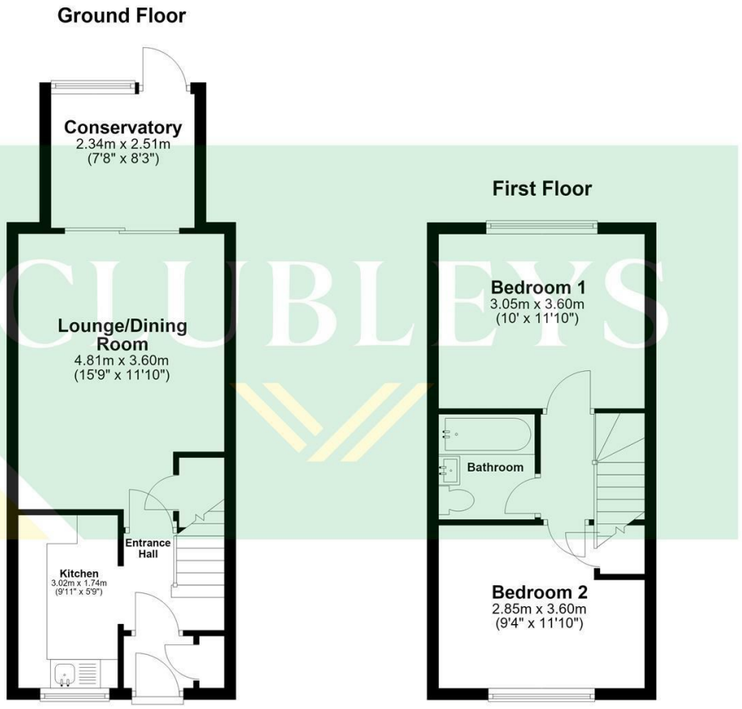


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

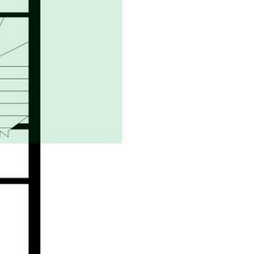
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

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.

6, Saunders Crescent, Pocklington, YO42 2GU
£200,000



Situated on the popular Broadmanor development, this well-presented two bedroom mid-terraced home offers comfortable and versatile accommodation, making it an ideal choice for first time buyers, downsizers or investors.

The property features a fitted kitchen, spacious lounge/dining room and a conservatory. To the first floor are two double bedrooms and a bathroom.

Externally, there is a low maintenance rear garden together with an allocated parking space to the front of the property and further parking space to the side.

Offered to the market with no onward chain. Early viewing is highly recommended.

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

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Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

ENTRANCE PORCH
Entered via a front entrance door, having a storage cupboard.

ENTRANCE HALL
Stairs to the first floor accommodation and a radiator.

KITCHEN
3.02m x 1.74m (9'10" x 5'8")
Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit with mixer tap, ceramic hob with extractor hood above, integrated oven, plumbing for a washing machine, radiator, and a double glazed window to the front elevation.

LOUNGE/DINING ROOM
4.81m x 3.60m (15'9" x 11'9")
Double radiator, under stairs cupboard, and sliding doors leading to:

CONSERVATORY
2.55m x 2.33m (8'4" x 7'7")
Brick and UPVC construction, with a radiator and door to the rear.

LANDING
Access to the loft which is part boarded and power connected.

BEDROOM ONE
3.60m x 3.05m (11'9" x 10'0")
Double glazed window to the rear elevation and a radiator.

BEDROOM TWO
3.59m x 3.04m (11'9" x 9'11")
Double glazed window to the front elevation, storage cupboard with fitted shelving, and a radiator.

BATHROOM
1.72m x 1.84m (5'7" x 6'0")
Fitted suite comprising panelled bath with shower over and side screen, hand basin with mixer tap, low flush WC, and a extractor fan.

OUTSIDE
Low maintenance garden with garden shed and rear access.
Parking to the front and side of the property.

ADDITIONAL INFORMATION

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

SERVICES
Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.







