



4 The Owens, Kirkland Street,
Pocklington, YO42 2XU
Offers Over £120,000



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.

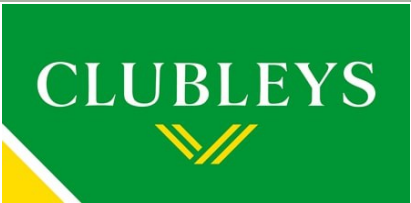
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.

Situated in the centre of Pocklington, within easy walking distance of the town's excellent range of local amenities. This well-presented one bedroom terraced home offers an ideal opportunity for first-time buyers, downsizers or investors.

The accommodation is spacious throughout, comprising a generous lounge and a contemporary fitted kitchen. To the first floor is a double bedroom together with a modern bathroom.

Outside, the property benefits from dedicated parking.

Conveniently located and ready to move into, early viewing is highly recommended.

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



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Tenure: Freehold
East Riding of Yorkshire
Band: A

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KITCHEN

3.94m x 1.75m (12'11" x 5'8")
Entered via a UPVC front entrance door, having matching range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, integrated electric oven, and plumbing for a washing machine

LOUNGE

3.94m x 3.33m (12'11" x 10'11")
Double glazed window to the front elevation, night storage heater, and stairs to the first floor accommodation.

LANDING

Airing cupboard housing hot water cylinder, storage cupboard with hanging rail, and access to the loft.

BEDROOM

3.99m x 3.33m (13'1" x 10'11")
Double glazed window to the front elevation, storage cupboard, and a night storage heater.

BATHROOM

1.70m x 1.98m (5'6" x 6'5")
Fitted suite comprising bath with mixer tap and shower over, low flush WC, hand basin, chrome ladder style radiator, and an opaque double double glazed window to the front elevation.

OUTSIDE

Allocated parking space and outside storage.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band A.

