



LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.



2 Cowan Road,
Pocklington YO42 2TJ
Price £350,000

TRAVEL

1
Miles

A1079

10
Miles

A64

20
Miles

M62 Howden

APPROX

Distance by (Car)

13.5
Miles

York

26.5
Miles

Hull

21.1
Miles

Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

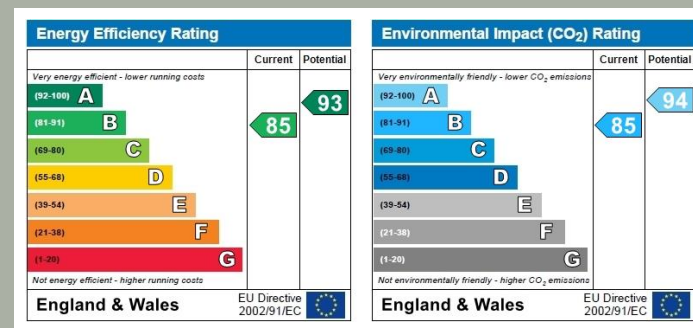
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

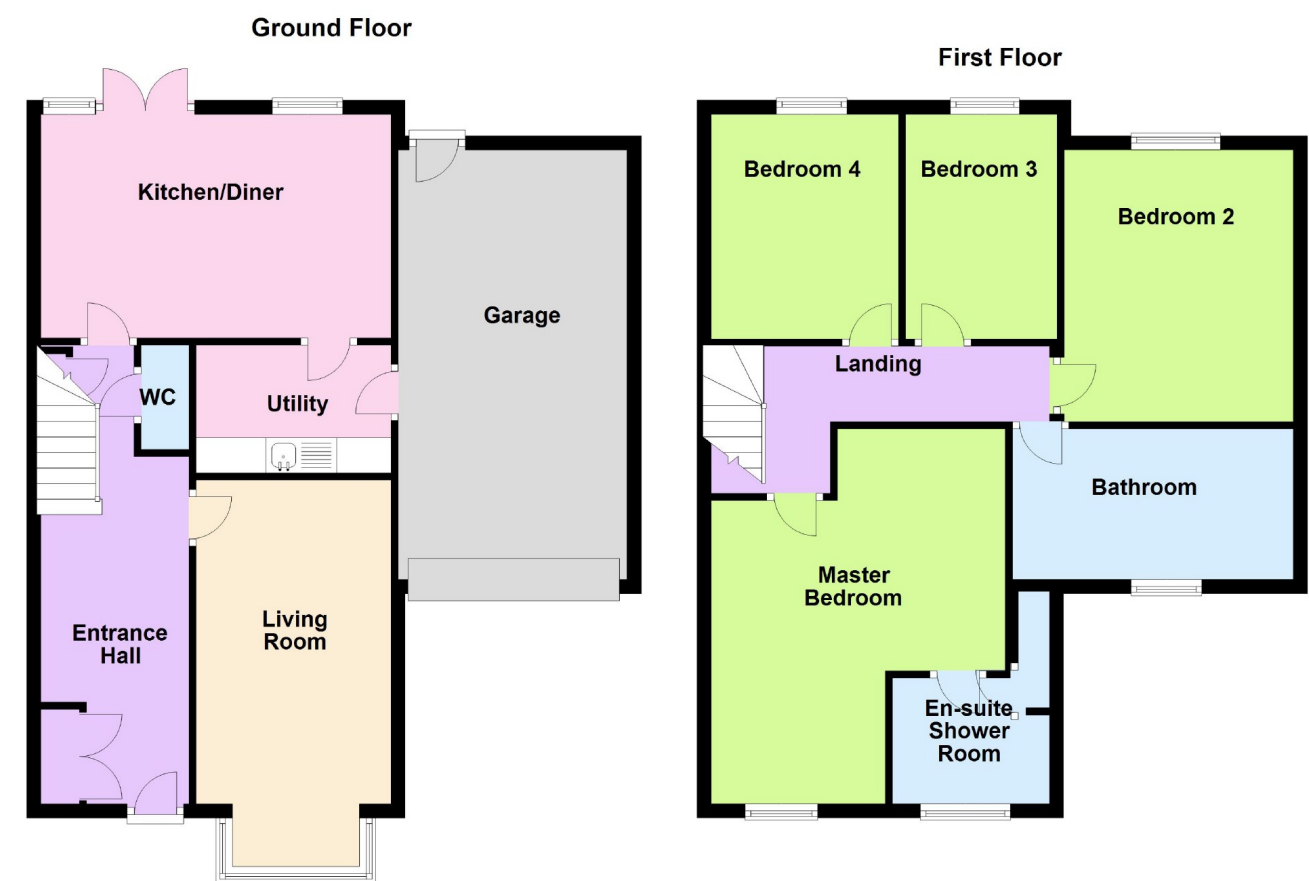
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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

****PART EXCHANGE AVAILABLE ON THIS HOME****
The Help to Buy countdown is on

The current Help to Buy scheme is ending in March 2021, so don't miss your chance to take advantage of the equity loan with up to 20% interest free loan from the Government when purchasing one of the last remaining properties at our Barley Folde development in Pocklington.

With Stamp Duty savings of up to £7,997 also available, there has never been a better time to buy your dream home in Pocklington!

Brand New Semi-Detached House built by award winning builder Mulgrave.

"The Richmond" is a stunning four-bedroom semi detached family home, which is equipped with high quality fixtures and fittings. Arranged over two floors this property comprises an entrance hall, kitchen family area with patio doors leading to the rear of the property, a utility room, a large living room with bay window. The master bedroom features an en-suite and dressing area, with three further bedrooms and a house bathroom completing the first floor. This property

AGENTS NOTE
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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

ROOM MEASUREMENTS

Entrance Hall	2.03m x 6.22m	Master Bedroom	2.58m x 2.82m
Cloakroom	0.88m x 1.79m	Dressing Area	
Sitting Room	3.79m x 5.38m Plus Bay	En Suite	2.94m x 3.18m
Dining Kitchen	5.96m x 3.17m	Bedroom 4	3.25m x 6.09m
Utility	1.81m x 2.79m	Garage	
Landing			
Bedroom 2	2.13m x 3.21m min		
Family Bathroom	2.93m x 3.16m		
Bedroom 3	5.19m x 3.23m		

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.

MORTGAGES
We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority