

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.

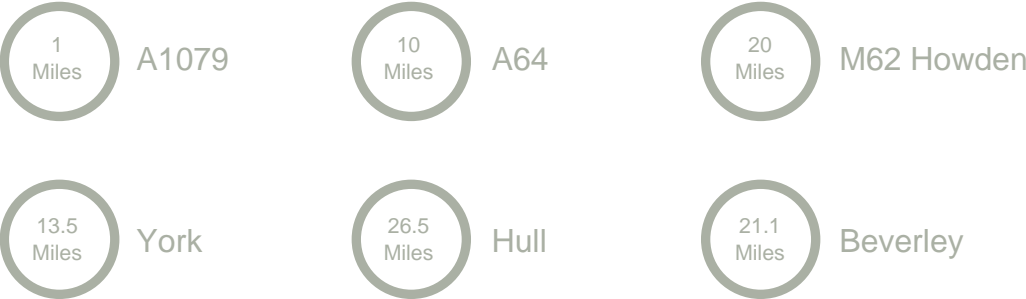


22 Brindlegate,  
Pocklington YO42 2HB  
Price £165,000

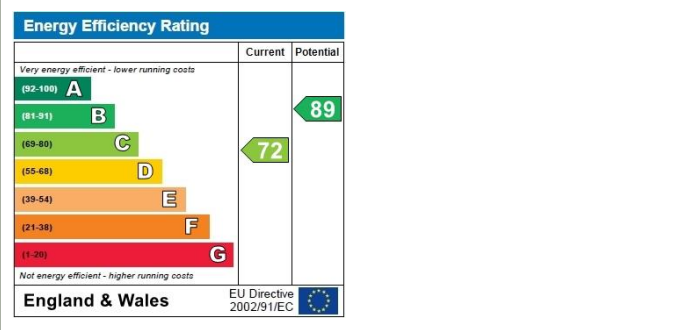
TRAVEL

APPROX

Distance by (Car)



Chartered Surveyors  
Estate Agents  
Lettings Agents &  
Auctioneers  
52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com



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Enjoying a central location within this busy market town of Pocklington and situated in this pleasant cul-de-sac location. This pleasant semi detached bungalow offers entrance hall, shower room, one bedroom, good sized lounge with kitchen off and sunroom.

There is a driveway to the side with low maintenance gardens to the front and rear.

Double glazing to windows and gas central heating system.

Offered for sale with no forward chain.

**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](mailto:mortvals@dial.pipex.com).

**ROOM MEASUREMENTS**

Entrance Hall	2.38m x 1.19m
Sitting Room	3.92m x 3.89m
Kitchen	3.59m x 1.65m
Sun Room	3.32m x 1.92m
Bedroom	3.53m x 2.77m
Shower Room	2.19m x 1.67m
Outside	
Driveway	

**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](mailto: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



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.