

CLUBLEYS



80 Wold Road

Pocklington, YO42 2QG

Price £190,000



THE 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 Grammar 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.

THE PROPERTY

A rather appealing detached bungalow situated in this established residential development of Pocklington. The current owners have recently upgraded to include a recently fitted kitchen, bathroom, recently re-fitted carpets/flooring, central heating boiler and electric consumer unit (one year old). Features include side entrance hall, sitting room, fitted dining kitchen, two bedrooms and family bathroom.

Externally there is front and rear gardens, gas central heating and double glazing to windows.

DIRECTIONS

From Market Place proceed onto Burnby Lane, take a left onto Wold Road and number 80 is situated on the right hand side, identifiable by our for sale board.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Entered via a UPVC side door and double radiator.

LOUNGE/DINING ROOM 15'1" x 10'2" (4.59m x 3.09m)

Double glazed window to the front elevation, ceiling coving and double radiator.

BEDROOM ONE 10'9" x 9'1" (3.27m x 2.78m)

Double glazed window to the rear elevation and radiator.

BEDROOM TWO 10'1" x 8'10" (3.08m x 2.70m)

Double glazed window to the front elevation, radiator and access to the loft space.

INNER HALL WAY

Cloak cupboard.

FITTED KITCHEN 12'8" x 8'3" (3.85m x 2.52m)

Fitted with a range of wall and floor cupboards with working surfaces, plumbing for a dishwasher and automatic washing machine, built in oven, hob with extractor over, wall mounted Ideal gas combination boiler, storage cupboard with shelf, radiator, double glazed window to the rear elevation and rear external door.

FAMILY BATHROOM

Fitted with "Ideal Standard" bath with shower over and with mixer tap, low level WC, pedestal hand basin and double glazed opaque window to the the side elevation.

OUTSIDE

Driveway to the side of the property leading to a detached garage. The rear garden has paved seating area.

DETACHED GARAGE

Having an up and over garage door, power and light is connected.

ADDITIONAL INFORMATION;



SERVICES

Mains Water, Electricity, gas and Drainage.
Telephone connection subject to renewal.

APPLIANCES

None of the gas or electrical appliances have been tested by the agents.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Freehold

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 and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

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 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

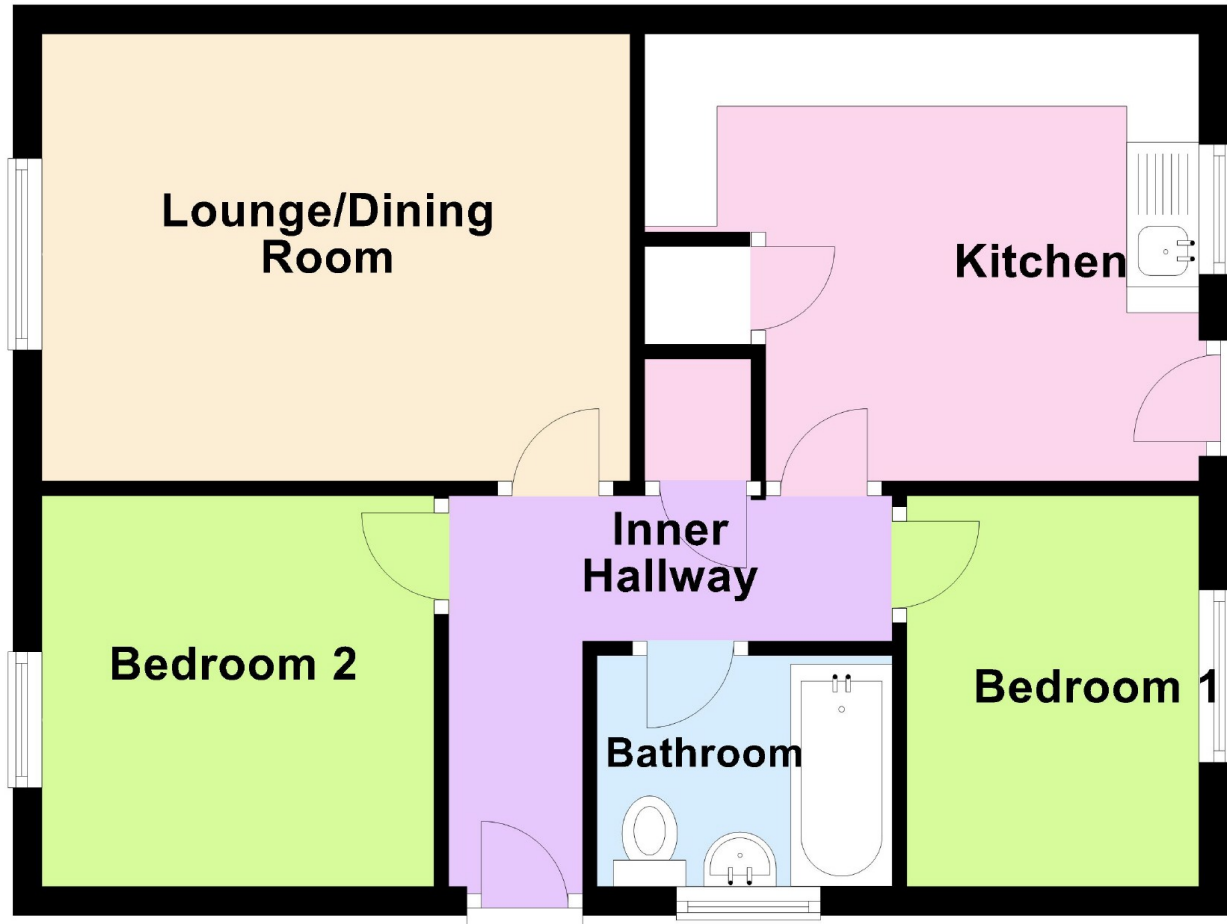
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

Ground Floor



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 66, Potential 87
Environmental Impact (CO₂) Rating: Current 65, Potential 87

