



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

9 The Balk was originally erected in 1880 for the purposes of a hospital, in memory of the late Thomas Wilson M.D. Of Pocklington, this substantial period property closed soon after and became a much loved family residence. Retaining an abundance of many features including sash windows, ceiling cornices and original fireplaces. The property is ripe for renovation and re-style making it an excellent purchase for the discerning buyer to mark their own stamp.

Externally there is a gravelled driveway to the front providing ample off road parking leading to the double garage. To the rear there are various outbuildings which includes stables and two storey barn, large glasshouse with swimming pool (not in use). The extensive rear garden is a true oasis just waiting to be discovered.

This is an unrivalled opportunity to acquire what in our opinion is surely one of Pocklington's most desirable houses.



THE ACCOMMODATION COMPRISES;

FRONT ENTRANCE LOBBY 5'3" x 3'1" (1.61m x 0.94m)

Entered via timber front entrance door with window above with two windows to the side elevation.

ENTRANCE HALL 8'0" x 24'7" (2.43m x 7.49m)

A most welcoming entrance hall having a radiator and stairs to half landing.

SITTING ROOM 21'9" x 13'1" (6.62m x 4.00m)

Window to the front elevation, bay window with french doors leading to the garden.

Open fire with tiled fireplace and hearth with wood surround, fitted cupboards with glass displays above set in alcoves, double radiator.

DAY ROOM 13'0" x 12'0" (3.95m x 3.67m)

Bay window with french doors leading to the garden. Double radiator.

STUDY 12'2" x 10'11" (3.70m x 3.32m)

Bay window with french doors leading to the garden. Open fire with tiled fireplace and hearth with wood surround, double radiator.

KITCHEN WITH DINING/LIVING AREA 17'4" x 11'8" (5.29m x 3.56m)

Windows to the front and rear elevation.

Fitted with a range of wall and floor units incorporating an AGA, 4 ring electric hob, electric eye level double oven, plumbed for dishwasher, stainless steel double drainer sink unit, part tiled walls, shelved pantry, further floor units in the dining area.

DOWNSTAIRS SHOWER ROOM 6'3" x 8'10" (1.90m x 2.70m)

Window to the rear elevation.

Shower cubicle, hand basin, WC, wall mounted electric radiator, part tiled walls.

REAR ENTRANCE 10'6" x 3'3" (3.21m x 0.99m)

Rear entrance door.

UTILITY ROOM 8'2" x 5'11" (2.50m x 1.81m)

Stainless steel single drainer sink unit, plumbed for washing machine, door to:-

CONSERVATORY 8'5" x 7'6" (2.56m x 2.28m)

Laminate wood effect flooring, double doors leading to the garden.

FIRST FLOOR ACCOMMODATION

HALF LANDING 8'0" x 16'4" (2.45m x 4.99m)

Windows to two sides.

FIRST FLOOR LANDING

BEDROOM ONE 17'6" x 13'1" (5.33m x 3.98m)

Window to the front elevation.

Double radiator, door leading to:-

JACK AND JILL BATHROOM 16'10" x 8'6" (5.13m x 2.58m)

Window to the front elevation.

Panelled bath, pedestal hand basin, bidet, space for WC.

door leading to:-

BEDROOM TWO 14'4" x 12'10" (4.37m x 3.92m)

Window to the side elevation.

Fitted wardrobes and drawers, radiator.

BEDROOM THREE 17'5" x 12'0" (5.32m x 3.67m)

Window to the rear elevation.

Airing cupboard housing hot water cylinder, double radiator.

BEDROOM FOUR 12'1" x 13'0" (3.68m x 3.96m)

Window to the side elevation.

Fitted wardrobe, double radiator.

BEDROOM FIVE 12'2" x 10'11" (3.72m x 3.33m)

Windows to the rear and side elevation.

Double radiator.



HOUSE BATHROOM 9'1" x 9'0" (2.76m x 2.74m)

Window to the rear elevation.

White suite comprising panelled cast iron bath, pedestal hand basin with tiled splash back, low flush WC, double radiator.

BOILER ROOM 6'5" x 6'0" (1.95m x 1.83m)

Windows to two sides.

Wall mounted gas fired central heating boiler.

OUTSIDE

Externally the property is approached via a gravelled driveway leading to the house.

The gardens have been lovingly created over many years creating a very private scheduled garden with a variety of mature trees and shrubs.

OUTBUILDINGS

Various brick and pantile outbuildings.

GLASSHOUSE WITH SWIMMING POOL

Glasshouse with indoor swimming pool leading to the two storey barn

DOUBLE GARAGE 20'7" x 16'11" (6.27m x 5.15m)

Up and over door, power and light is connected and timber doors to the rear.

TWO STOREY BARN

ADDITIONAL INFORMATION;

SERVICES

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

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire

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.

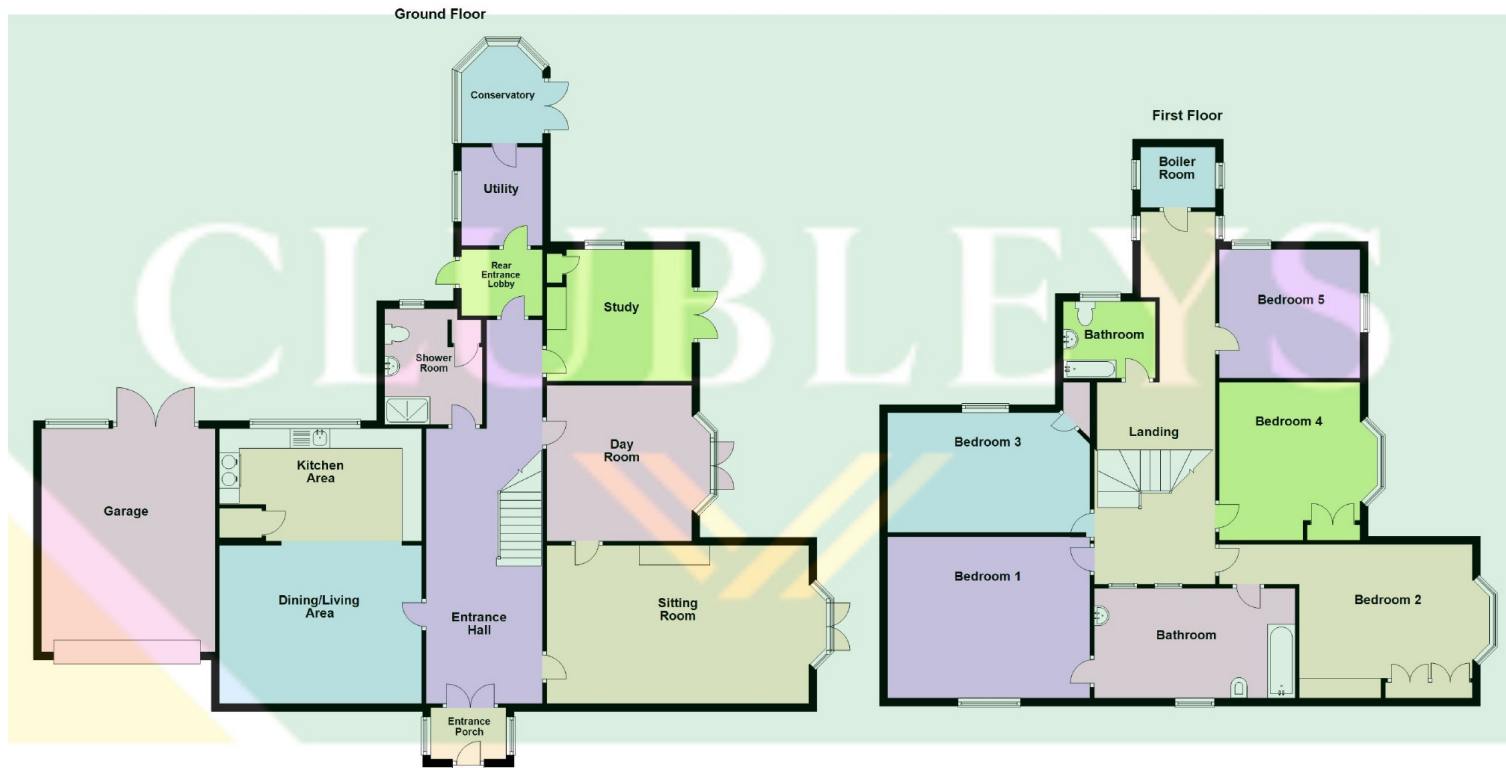
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Floor Plan

This plan is for illustrative purposes only



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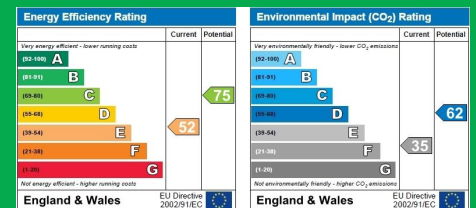
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