

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.

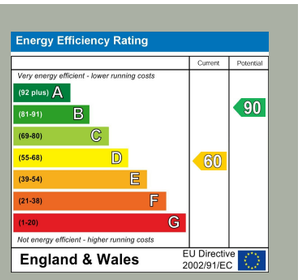
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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www.clubleys.com



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.

CLUBLEYS

3, Tayleure Terrace, Pocklington, YO42 2QX
£195,000







Recently refurbished throughout and beautifully presented, this attractive two-bedroom terraced home offers stylish, move-in-ready accommodation with no onward chain!

Tucked away just off Barmby Road, within easy walking distance of Pocklington town centre and its excellent range of amenities, this is a fantastic opportunity for buyers looking for a home where all the hard work has already been done.

Step inside to discover fresh, modern interiors, including a welcoming lounge with laminate flooring and a contemporary dining kitchen featuring stylish white gloss units.

Upstairs are two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a modern bathroom featuring a bath and shower over.

Externally, the property enjoys off-road parking for up to two vehicles and an enclosed, low-maintenance rear garden with pedestrian access.

With its recent refurbishment, excellent presentation and convenient location, this lovely home is ideal for first-time buyers, downsizers or investors seeking a ready-to-go property.

Simply move in, unpack and enjoy! Offered with no onward chain, we strongly urge you to arrange an early viewing to avoid missing out!

This property is Freehold. East Riding of Yorkshire Council – Council Tax Band B.

rightmove

www.clubleys.com

ZOOPLA

SITTING ROOM
3.36m x 3.59m (11'0" x 11'9")
Entered via a UPVC front entrance door, having newly fitted laminate flooring, wall mounted convector electric heater and a double glazed window to the front elevation.

KITCHEN
4.35m x 3.34m (14'3" x 10'11")
Matching arrangement of white gloss floor and wall cupboards with working surfaces incorporating one and a half stainless steel sink unit with mixer tap, newly fitted integrated electric oven, and an induction hob with extractor hood above. Storage cupboard, recess lighting, wood panelling to one wall, newly fitted laminate flooring, wall mounted convector heater, stairs to the first floor accommodation, UPVC rear door and a double glazed window to the rear elevation.

LANDING
1.76m x 1.61m (5'9" x 5'3")
Access to the loft and a Velux window.

BEDROOM ONE
3.25m x 3.57m (10'7" x 11'8")
Fitted wardrobes, drawers, and bedside units, wall mounted convector electric heater and a double glazed window to the front elevation.

BEDROOM TWO
2.67m x 2.32m (8'9" x 7'7")
Fitted wardrobes, airing cupboard housing hot water cylinder, wall mounted convector electric heater and a double glazed window to the rear elevation.

BATHROOM
2.09m x 1.48m (6'10" x 4'10")
Fitted suite comprising bath with Mira shower over and side screen, low flush WC, hand basin, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan and a Velux window.

OUTSIDE
Parking to the front for up to two vehicles.
Enclosed low maintenance garden to the rear with pedestrian access.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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APPLIANCES
None of the above appliances have been tested by the agent.

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

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.



