



32, Browning Road,  
Pocklington, YO42 2GL  
£315,000



An exceptional detached house located on the popular Broadmanor development.

This turn key property is an ideal purchase for a variety of buyers.

Take a step inside to find entrance lobby, sitting room with electric fire, the inner hall way offers downstairs WC with stairs to first floor accommodation, there is a useful dining room/play room this was previously the garage, impressive fitted kitchen with integrated appliances.

The sun lounge is wonderful addition to this superb home.

On the first floor lies three bedrooms, the master bedroom offers an en-suite shower room, two further bedrooms and house bathroom.

Externally there is off road parking, enclosed rear gardens which aren't directly overlooked.

**\*\*WE URGE YOU TO VIEW\*\***

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.





Tenure: Freehold  
East Riding Of Yorkshire County Council  
BAND: D

#### ENTRANCE LOBBY

0.84m x (2'9" x )

Entered via UPVC front entrance door, double glazed window to the side elevation and coving to ceiling.

#### SITTING ROOM

3.19m x 5.23m (10'5" x 17'1")

An attractive room, double glazed window to the front elevation, understairs cupboards, electric fire set in feature surround, coving to ceiling and radiator.

#### INNER HALLWAY

Concealed radiator, laminate flooring and stairs to the first floor accommodation.

#### CLOAKROOM/W.C

0.95m x 1.33m (3'1" x 4'4")

Low level WC, hand basin, concealed radiator and opaque double glazed window to the side elevation

#### PLAY ROOM/DINING ROOM

2.47m x 5.01m (8'1" x 16'5")

Having double glazed window to the front elevation, designer radiator, cupboard housing ideal gas combination boiler.

#### FITTED KITCHEN

2.41m x 5.91m (7'10" x 19'4")

Fitted with a matching arrangement of High gloss floor and wall cupboards with working surfaces. double AEG electric oven, induction electric oven, built in dishwasher, washing machine/dryer, wine cooler, one and half sink unit, recess lighting, one and half sink unit, side external door, tiled flooring and double glazed window to the rear elevation.

Sliding doors opening to;

#### SUN LOUNGE

3.04m x 3.38m (9'11" x 11'1")

Double doors giving access to the garden, radiator, wall light point and radiator

#### LANDING

1.79m x 4.17m (5'10" x 13'8")

Access to the loft, with fitted ladders and is boarded for storage, double glazed window to the side elevation and cupboard off.

#### MASTER BEDROOM

3.20m x 3.24m (measured excluding recess) (10'5" x 10'7" (measured excluding recess))

Double glazed window to the rear elevation, radiator and fitted wardrobes.

#### EN-SUITE SHOWER ROOM

1.58m x 1.69m (5'2" x 5'6")

Well equipped shower room, having "Aqualisa" shower cubicle, wash hand basin, low level WC part tiled, chrome radiator and extractor fan.

#### BEDROOM TWO

2.58m x 3.36m (8'5" x 11'0")

Double glazed window to the front elevation, radiator, wall length fitted wardrobes two double and one single.

#### BEDROOM THREE

2.47m x 2.64m (8'1" x 8'7")

Double glazed window to the front elevation and radiator.

#### FAMILY BATHROOM

2.43m x 1.95m (7'11" x 6'4")

Fitted suite comprising bath with mixer tap , Aqualisa power shower shower with rain head and hand held unit over, low level WC, vanity wash hand basin, chrome radiator, recess lighting, fully tiled and opaque double glazed window to the rear elevation.

#### OUTSIDE

Parking to the front, access to the side.

To the rear is a delightful garden with patio seating area, garden shed, astro turf and not directly over looked to the rear.

#### ADDITIONAL INFORMATION;

The property benefits from a security alarm.

#### SERVICES

Mains Gas, Water, Electricity, and Drainage.

#### APPLIANCES

None of the above appliances have been tested by the Agent.

#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

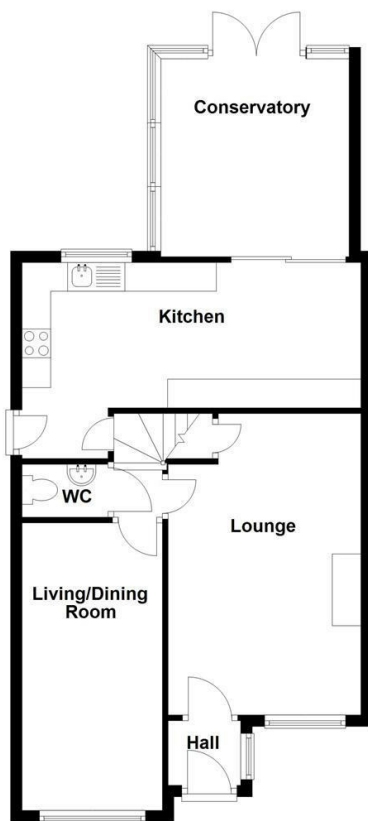


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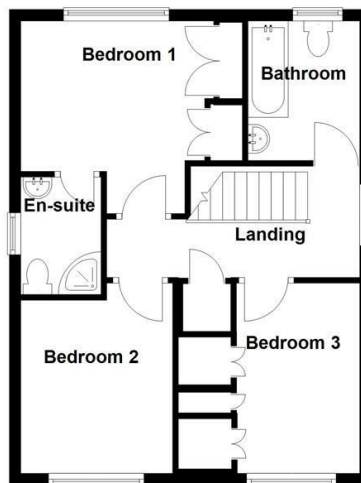


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



#### 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

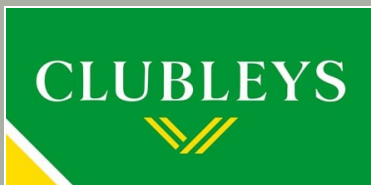
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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#### 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](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 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales		EU Directive 2002/91/EC

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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.