

20, Hayton Avenue,  
Pocklington, YO42 2UH  
£515,000



## ABOUT THE PROPERTY

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**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

Impressive and stylish home presented in excellent condition.

Built by Harron Homes, the property has fantastic accommodation and is perfectly enhanced for modern family living. This desirable property has outstanding accommodation with quality and tasteful fixtures. The accommodation offers tremendous space for entertaining and family living within walking distance of the town centre.

Crossing the threshold there is a good sized entrance hall which leads into a spacious and impressive kitchen with dining area with double doors leading to the adjacent snug which provides further generous and flexible space.

The sitting room is located to the front which benefits from a bay window. The remaining ground floor accommodation includes a utility with an integrated washing machine and dryer, worksurface space and a WC. There is access to the double garage from the utility room.

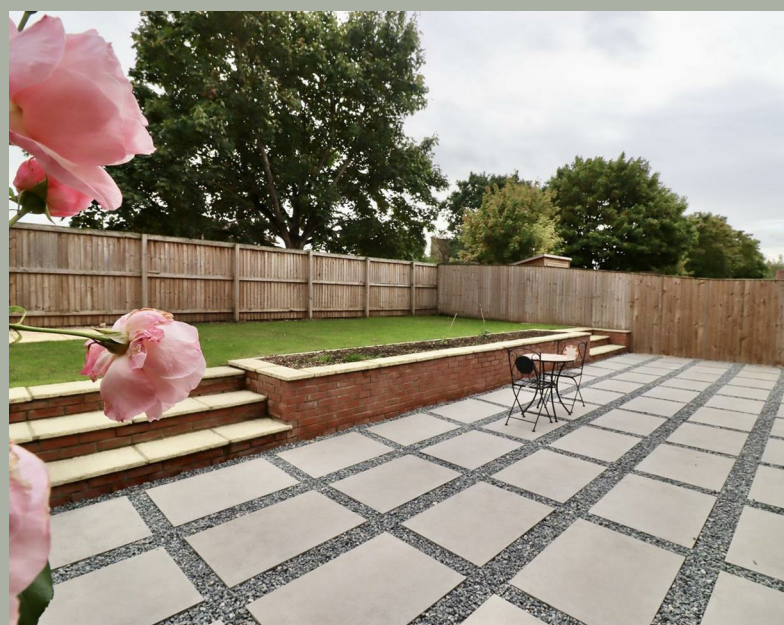
The galleried landing has a window which provides natural light into the centre of the house, four spacious double bedrooms, two with en-suite and house bathroom.

Fully enclosed garden that offers both privacy and functionality and being not directly overlooked.

**WE URGE YOU TO VIEW.**

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: F

#### ENTRANCE HALL

Entered via a front entrance door, having tiled flooring, radiator, stairs to the first floor accommodation, and double doors leading to the lounge.

#### LOUNGE

3.59m x 4.91m (11'9" x 16'1" )

Bay double glazed window to the front elevation and two radiators.

#### FITTED KITCHEN

5.51m x 3.72m (18'0" x 12'2" )

Range of matching floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, double oven, fridge/freezer, dishwasher, Zanussi six ring gas hob with extractor hood over, two radiators, double glazed window to the rear elevation, double doors to the rear elevation, and double doors leading to the snug.

#### SNUG

3.28m x 3.73m (10'9" x 12'2" )

Double glazed window to the rear elevation and radiator.

#### SIDE ENTRANCE/UTILITY

1.78m x 2.69m (5'10" x 8'9" )

Plumbing for washing machine, space for dryer, radiator, tiled flooring and side door.

#### CLOAKROOM/WC

1.78m x 0.94m (5'10" x 3'1" )

Fitted suite comprising WC, corner hand basin, part tiled walls, tiled flooring and opaque double glazed window to the rear elevation.

#### FIRST FLOOR ACCOMMODATION

Double glazed window to the front elevation, radiator and airing cupboard housing hot water cylinder.

#### MASTER BEDROOM

4.22m x 3.29m (13'10" x 10'9" )

Fitted wardrobes with drawers, radiator, and double glazed window to the rear elevation.

#### EN-SUITE SHOWER ROOM

1.46m x 2.89m (4'9" x 9'5" )

Fitted suite comprising shower cubicle, WC, hand basin, large chrome radiator, recess lighting, fully tiled walls and floor, and opaque double glazed window to the rear elevation.

#### GUEST BEDROOM TWO

3.58m x 3.66m (11'8" x 12'0" )

Fitted wardrobes, radiator and double glazed window to the front elevation.

#### EN-SUITE SHOWER ROOM

2.48m x 1.47m (8'1" x 4'9" )

Modern fitted suite comprising shower cubicle, pedestal

hand basin, low flush WC, chrome radiator, fully tiled, and opaque double glazed window to the side elevation.

#### BEDROOM THREE

2.74m x 3.80m (8'11" x 12'5" )

Double glazed window to the rear elevation and radiator.

#### BEDROOM FOUR

2.96m x 3.23m (9'8" x 10'7" )

Double glazed window to the rear elevation and radiator.

#### BATHROOM

2.77m x 1.86m (9'1" x 6'1" )

Modern fitted suite comprising bath, separate shower cubicle, WC, hand basin, large chrome radiator, fully tiled walls and floor, and opaque double glazed window to the front elevation.

#### INTEGRAL GARAGE

Up and over door, wall mounted gas central heating boiler and power and light is connected

#### OUTSIDE

To the rear, the property boasts a beautifully maintained, fully enclosed garden that offers both privacy and functionality, being not directly overlooked. A spacious Indian stone patio provides an ideal space for outdoor dining and entertaining, complete with an external power socket for added convenience. Steps lead up to a raised lawned area, perfect for families or those who enjoy gardening. A further patio seating area at the rear of the garden offers a peaceful spot to relax and enjoy the surrounding. Additional practical features include an outside tap and secure side gate access.

To the front, the property benefits from a generous double width driveway, providing ample off-road parking.

#### ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

#### APPLIANCES

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

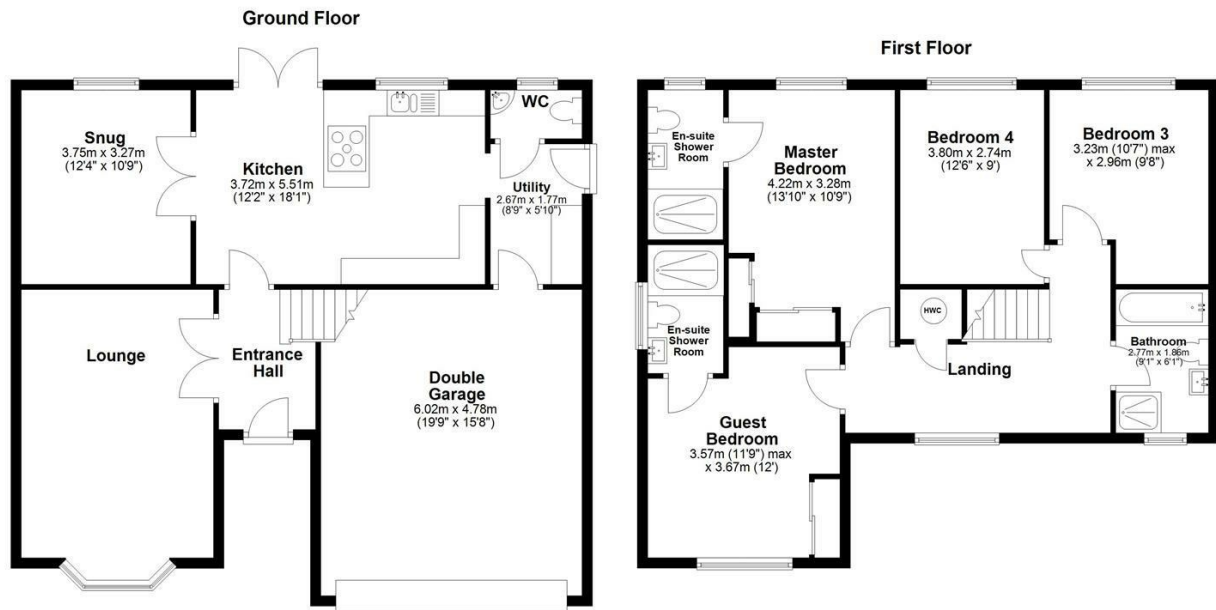
#### SERVICES

Mains gas, water, electricity and drainage. Telephone connection subject to renewal by Openreach.

#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band F.





**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.

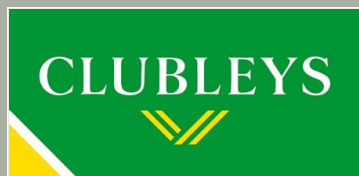
**MORTGAGES**

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](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.

**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.