

CLUBLEYS



27, Barley Avenue,  
Pocklington, YO42 2RW  
£425,000



## ABOUT THE PROPERTY

This detached four bedroom family home offers stylish and spacious living, enhanced by a wonderful garden room, a fabulous addition that brings natural light and a sense of openness to the property.

Upon entering the property you are welcomed by a generous entrance hall that flows seamlessly into the spacious sitting room or additional reception room ideal for home working or a quiet retreat.

The heart of the home is the expansive open-plan family kitchen and dining area, perfect for both everyday living and entertaining, the space is beautifully complemented by the Garden Room which flows effortlessly from the kitchen creating a bright and welcoming extension of the living space.

A practical utility room and a convenient downstairs WC further enhance the functionality of this modern family home, catering perfectly to busy family life.

Upstairs the home continues to impress with four well proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the family bathroom is equally well-appointed offering both comfort and convenience for the whole household.

Externally there is parking leading to a detached garage, while the rear features a stylish low maintenance block-paved garden complete with raised planters, ideal for relaxing or entertaining.

This beautifully presented family home perfectly combines modern living with a warm and welcoming atmosphere in a prime location.

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





**ENTRANCE HALL**

1.97m x 4.58m (6'5" x 15'0")

A most welcoming entrance into this splendid property, entered via a composite front entrance door, stairs to the first floor accommodation and radiator.

**CLOAKROOM/WC**

1.63m x 0.87m (5'4" x 2'10")

Fitted suite comprising wash hand basin, low level WC, part tiled, extractor, radiator and recessed lighting .

**LOUNGE**

3.45m x 5.26m (11'3" x 17'3")

Double glazed window to the front with fitted shutters, radiator and laminate flooring.

**STUDY**

2.10m x 2.83m (6'10" x 9'3")

Double glazed window to the front elevation with fitted shutters, laminate flooring and radiator.

**DINING KITCHEN**

3.37m x 7.85m (11'0" x 25'9")

A comprehensive arrangement of wall and base units with working surfaces, one and half stainless steel sink unit, four ring induction hob with extractor hood over, eye level double oven, built in fridge/freezer, dishwasher, double glazed window to the rear with fitted shutters, double radiator, recessed lighting and laminate flooring.

Opening to;

**GARDEN ROOM**

4.35m x 3.63m (14'3" x 11'10")

This impressive Garden Room is a fantastic space off the Dining Kitchen, having bi-folding doors, double glazed windows and tiled flooring.

**UTILITY**

1.58m x 2.13m (5'2" x 6'11")

Fitted wall and base units, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, radiator, personal side door and wall mounted gas boiler in concealed cupboard.

**LANDING**

2.19m x 3.83m narrowing to 2.19m (7'2" x 12'6"

narrowing to 7'2")

Airing cupboard housing hot water cylinder, radiator and access to loft.

**MASTER BEDROOM**

3.44m x 5.72m (11'3" x 18'9")

Double glazed window to the front elevation with fitted shutters, radiator.

**EN-SUITE SHOWER ROOM**

1.38m x 2.52m (4'6" x 8'3")

Well equipped en-suite shower room having low flush WC, double shower cubicle, wash hand basin, chrome ladder radiator, recessed lighting, part tiled walls, tiled flooring, shaver point and extractor fan.

**BEDROOM TWO**

3.68m x 3.08m x 3.81m (12'0" x 10'1" x 12'5")

Double glazed window to the front elevation with fitted shutters, fitted cupboard, fitted wardrobe and radiator.

**BEDROOM THREE**

3.50m into door recess x 2.94m (11'5" into door recess x 9'7")

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

**BEDROOM FOUR**

1.99m x 3.07m (6'6" x 10'0")

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

**FAMILY BATHROOM**

1.90m x 2.20m (6'2" x 7'2")

Fitted suite comprising panelled bath with shower over, wash hand basin, low flush WC, chrome ladder radiator, tiled floor, opaque double glazed window to the rear with fitted shutters, recessed lighting and extractor fan.

**DETACHED GARAGE**

Driveway offering parking leading single detached garage with up and over door, power and light is connected and side personal door.

**OUTSIDE**

A stylish block paved low maintenance garden featuring raised planters filled with a variety of plants and a seating area for relaxing or entertaining.

**ADDITIONAL INFORMATION**

There is a maintenance charge associated with this property.

**APPLIANCES**

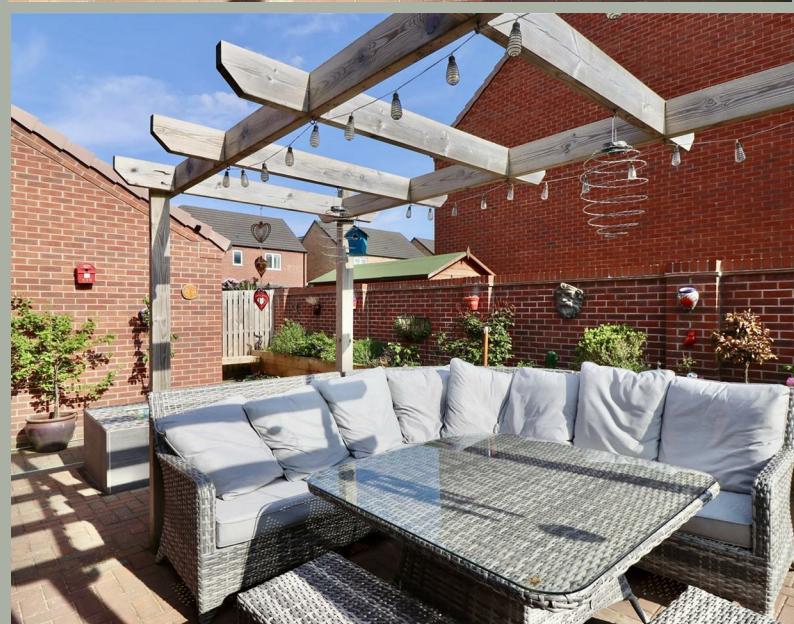
None of the above appliances have been tested by the Agent.

**SERVICES**

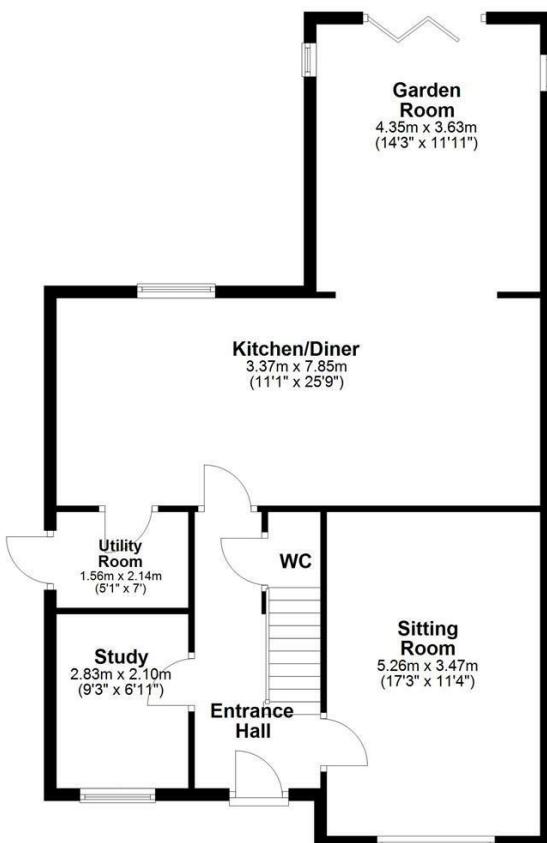
Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

**COUNCIL TAX**

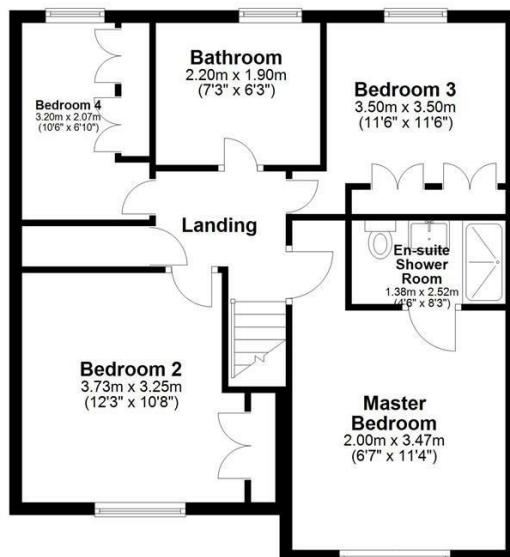
East Riding of Yorkshire Council - Council Tax Band E.



## Ground Floor



## First Floor



### 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		93
(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			
England & Wales		EU Directive 2002/91/EC	

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.