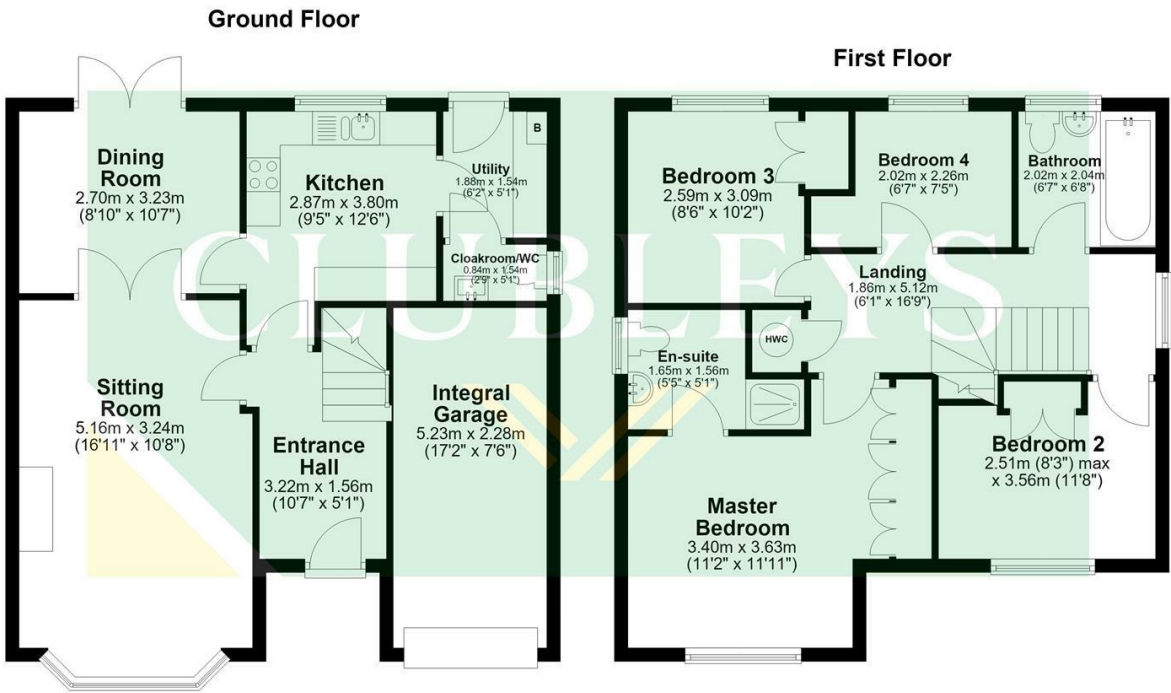


69, Broadmanor,
Pocklington, YO42 2GA
£400,000



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

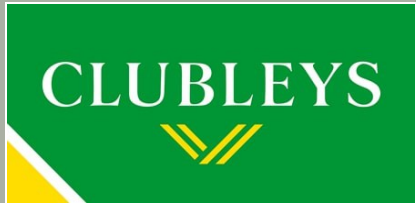
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

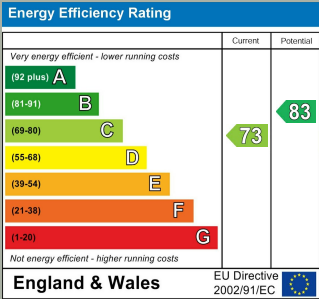
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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



52 Market Place, Pocklington, York, YO42 2AH
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pocklington@clubleys.com
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.

Built in 2000 by Messrs David Wilson, this much-loved detached family home has been lovingly cared for by the current owners over the years. Situated on the popular Broadmanor development, the property offers approximately 1,227 square foot of well-proportioned accommodation and is ideally suited to a variety of buyers.

The spacious entrance hall provides a welcoming introduction to the home and leads to a separate lounge, featuring a bay window which allows an abundance of natural light to fill the room. There is also a separate dining room with doors opening directly onto the garden. Fitted Howdens kitchen is well equipped with a range of integrated appliances and is complemented by a useful utility room with side entrance and cloakroom/w.c.

To the first floor are four well-proportioned bedrooms, (three of the bedrooms have fitted wardrobes) with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property boasts an established and attractive garden, thoughtfully planted with a wonderful selection of shrubs and flowers. Further benefits include an integral garage, double-width driveway and EV charging point.

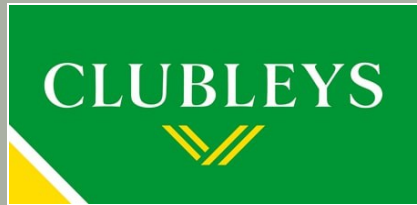
This is a fantastic family home offering generous living accommodation, attractive outside space and excellent practical features, making it an ideal choice for a wide range of purchasers.

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

rightmove

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zoopla



Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

ENTRANCE HALL

1.57m x 3.25m (5'1" x 10'7")
A most welcoming entrance into this lovely home, having a front entrance door, stairs leading to the first floor accommodation and a radiator.

SITTING ROOM

3.23m x 5.16m (10'7" x 16'11")
Bay double glazed window to the front elevation, living flame gas fire in feature surround, two radiators and double doors leading to the dining room.

DINING ROOM

2.70m x 3.24m (8'10" x 10'7")
Double doors to the rear elevation giving access to the garden and a radiator.

FITTED KITCHEN

3.80m x 2.87m (12'5" x 9'4")
Fitted "Howdens" kitchen. Fitted with a matching arrangement of floor and wall cupboards with working surfaces incorporating one and a half stainless steel sink unit, integrated fridge/freezer, integrated Bosch oven and dishwasher. Designer radiator, lino flooring, recess lighting and a double glazed window to the rear elevation.

UTILITY/REAR ENTRANCE

1.89m x 1.54m (6'2" x 5'0")
Fitted with a range of fitted cupboards, plumbing for a washing machine, wall mounted Ideal gas central heating boiler, extractor fan, radiator and a UPVC rear door.

CLOAKROOM/WC

1.55m x 0.84m (5'1" x 2'9")
Fitted suite comprising WC, wash hand basin, chrome ladder style radiator and a opaque double glazed window to the side elevation.

LANDING

5.14m x 1.87m (16'10" x 6'1")
Opaque double glazed window to the side elevation, radiator, airing cupboard housing hot water cylinder and access to the loft with light which is part boarded.

MASTER BEDROOM

3.40m x 3.63m (11'1" x 11'10")
Fitted wardrobes, radiator and a double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

1.66m x 1.55m (5'5" x 5'1")
Fitted suite comprising shower cubicle, low level WC, vanity hand basin, shaver point, chrome radiator, extractor fan and opaque double glazed window to the side elevation.

BEDROOM TWO

2.50m x 3.59m (8'2" x 11'9")
Fitted wardrobes, double glazed window to the front elevation and a radiator.

BEDROOM THREE

2.59m x 3.08m (8'5" x 10'1")
Fitted wardrobes, radiator and a double glazed window to the rear elevation.

BEDROOM FOUR

2.00m x 2.26m (6'6" x 7'4")
Double glazed window to the rear elevation and a radiator.

FAMILY BATHROOM

2.06m x 2.00m (6'9" x 6'6")
Fitted suite comprising bath with mixer tap and hand held shower, low level WC, pedestal hand basin, chrome radiator, extractor fan and a opaque double glazed window to the rear elevation.

INTEGRAL GARAGE

5.23m x 2.28m (17'1" x 7'5")
Having an up and over garage door with power and light connected.

OUTSIDE

To the front of the property, a driveway provides off-street parking and leads to the integral garage.

To the rear is an established fully enclosed garden, mainly laid to lawn and complemented by a variety of established plants and shrubs. A patio seating area provides an ideal space for outdoor dining and entertaining, while a summer house offers a useful addition to the garden. Further features include gated side access, outside lighting, and external water tap and EV charging point.

ADDITIONAL INFORMATION

AML OBLIGATIONS

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APPLIANCES

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

SERVICES

Mains Gas, Water, Electricity, and Drainage.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

