

7, Hayton Avenue,  
Pocklington, YO42 2UH  
£365,000



An outstanding family home featuring tasteful fixtures throughout, this welcoming property offers superb accommodation that has been tastefully presented for modern living.

The home boasts a cosy sitting room and a spacious dining kitchen, ideal for both everyday family life and entertaining, along with a practical utility room and downstairs WC.

To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a well-appointed house bathroom.

Combining comfort and practicality, this beautiful home creates a warm and inviting environment perfectly suited to contemporary family living.

Externally, the property benefits from driveway parking to the front and an integral garage with remote-controlled door. To the rear is an extensive Indian stone patio leading to an enclosed garden, offering a good degree of privacy and not being overlooked to the side.

The property is pleasantly situated at the end of a quiet cul-de-sac, benefiting from no passing traffic.

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



Tenure: Freehold  
East Riding of Yorkshire  
BAND: E

#### ENTRANCE HALL

3.99m x 1.81m (13'1" x 5'11" )

Entered via a front entrance door, radiator, under stairs cupboard and stairs to the first floor accommodation.

#### SITTING ROOM

3.09m x 4.03m (10'1" x 13'2" )

Radiator and a bay double glazed window to the front elevation with fitted blinds.

#### DINING KITCHEN

6.68m x 2.66m (21'10" x 8'8" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, Zanussi four ring gas hob with extractor fan above, integrated appliances including Zanussi electric oven, fridge/freezer, dishwasher and wine cooler. Recess lighting, radiator, double glazed window to the rear elevation, and double doors to the rear elevation.

#### UTILITY

1.44m x 1.60m (4'8" x 5'2" )

Plumbing for a washing machine, space for a tumble dryer, side entrance door and double glazed window to the rear elevation.

#### CLOAKROOM/WC

1.42m x 0.93m (4'7" x 3'0" )

Fitted suite comprising low flush WC, corner hand basin, part tiled walls, extractor fan, radiator and opaque double glazed window to the side elevation.

#### LANDING

Access to the loft, radiator and airing cupboard housing hot water cylinder.

#### MASTER BEDROOM

3.17m x 3.82m (10'4" x 12'6" )

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

#### EN-SUITE SHOWER ROOM

1.77m x 2.09m (5'9" x 6'10" )

Fitted suite comprising shower cubicle, hand basin, low flush WC, fully tiled, chrome ladder style towel radiator and a opaque double glazed window to the front elevation.

#### BEDROOM TWO

3.01m x 3.19m (9'10" x 10'5" )

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

#### BEDROOM THREE

2.96m x 3.20m (9'8" x 10'5" )

Fitted wardrobes, laminate flooring, radiator and double glazed window to the rear elevation with fitted blinds.

#### BEDROOM FOUR

2.72m x 2.96m (8'11" x 9'8" )

Double glazed window to the rear elevation with fitted blinds, laminate flooring and a radiator.

#### BATHROOM

2.07m x 1.92m (6'9" x 6'3" )

Fitted suite comprising bath with mixer tap and shower over with side screen, pedestal hand basin, low flush, extractor fan, recess lighting, fully tiled, chrome ladder style radiator and opaque double glazed window to the rear elevation.

#### INTEGRAL GARAGE

2.95m x 6.05m (9'8" x 19'10" )

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

#### OUTSIDE

The fully enclosed rear garden is mainly laid to lawn with a patio seating area and raised planters, creating an ideal space for relaxing and entertaining. The garden also benefits from an outside tap and external power socket.

To the front is a block paved driveway providing convenient off-street parking.

#### ADDITIONAL INFORMATION

There is a management fee associated with this property.

#### APPLIANCES

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

#### SERVICES

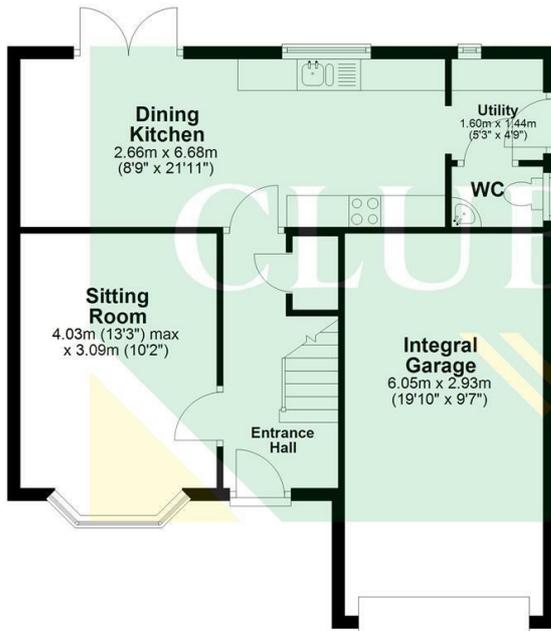
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

#### COUNCIL TAX

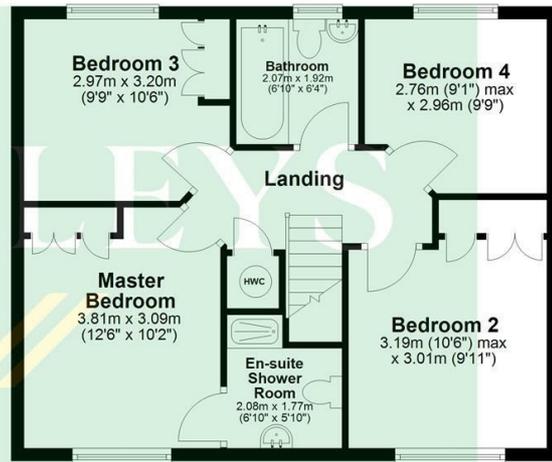
East Riding of Yorkshire Council - Council Tax Band E.



## 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

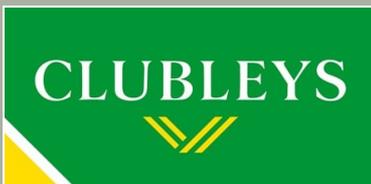
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	

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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.