



\*No Onward Chain\*

This one-bedroom house, located on the Broadmanor development, is just a short walk from Pocklington town centre. The property presents an excellent opportunity for buyers looking to put their own stamp on a home. The accommodation includes an Entrance hall, WC, Kitchen, Lounge, Bedroom, and Bathroom.

Outside, you'll find an enclosed garden with brick-built storage, plus parking available.

This property is perfect for first-time buyers, investors, or those looking to downsize.

Call now to arrange a viewing!

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



## ENTRANCE HALL

1.75m x 2.09m (5'8" x 6'10" )  
Entered via a UPVC front entrance door, vinyl flooring, outside tap, and double glazed window to the side elevation.

## WC

0.85m x 0.81m (2'9" x 2'7" )  
Having a WC and vinyl flooring.

## KITCHEN

1.75m x 4.07m (5'8" x 13'4" )  
Matching arrangement of floor and wall cupboards, working surfaces incorporating sink unit with mixer tap, free standing oven with gas hob and extractor hood over, space for a washing machine and under counter fridge. Coving to the ceiling, and a night storage heater.

## SITTING ROOM

4.07m x 3.26m (13'4" x 10'8" )  
Bay double glazed window to the front elevation, coving to the ceiling, night storage heater, and stairs to the first floor accommodation.

## LANDING

1.88m x 0.96m (6'2" x 3'1" )  
Airing cupboard housing hot water cylinder, further storage cupboard, and access to the loft.

## BEDROOM

3.08m x 3.36m (10'1" x 11'0" )  
UPVC double glazed window to the front elevation, storage cupboard, and night storage heater.

## BATHROOM

2.07m x 1.67m (6'9" x 5'5" )  
Fitted suite comprising bath with mixer tap and shower attachment, WC, wash hand basin, heated towel radiator, part tiled walls, and UPVC double glazed window to the front elevation.

## ADDITIONAL INFORMATION

### SERVICES

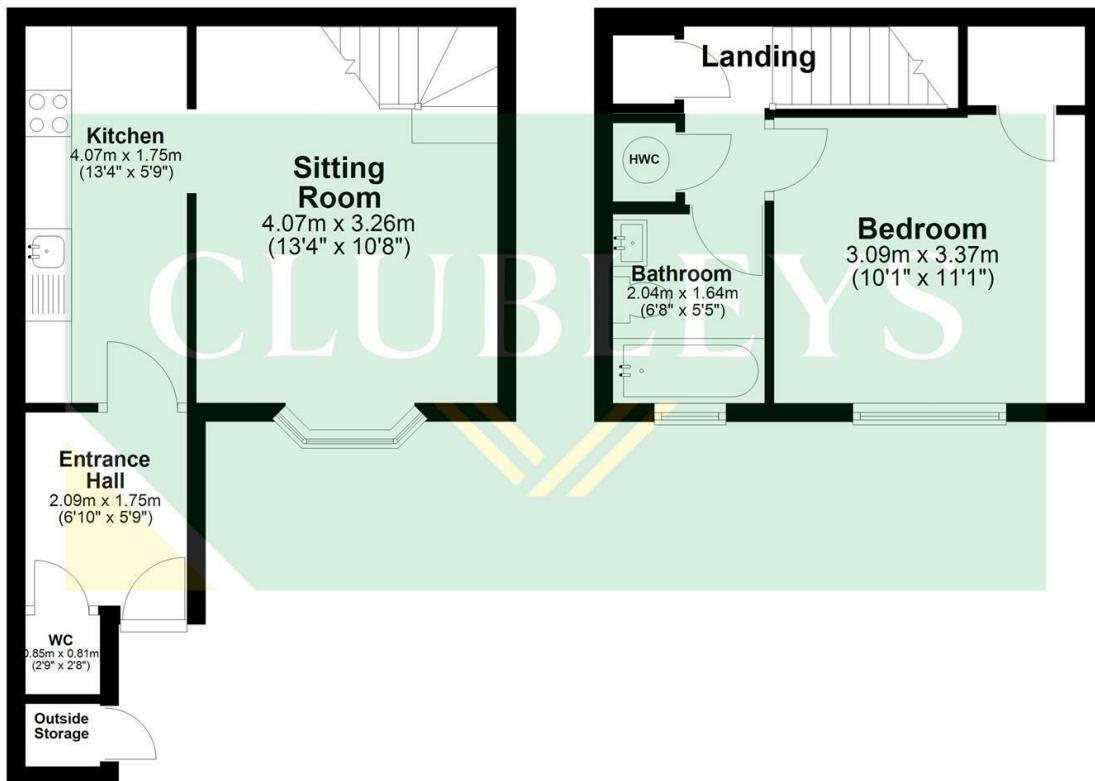
Mains Gas, Water, Electricity, and Drainage.  
Telephone connection subject to renewal by British Telecom.

### APPLIANCES

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



## 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			
(81-91) B			
(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.