



4, Mcgrath Close,
Pocklington, YO42 2GZ
£330,000



We are delighted to offer to the open market this beautifully presented four-bedroom detached family home, built by the highly regarded David Wilson Homes. Situated within a pleasant cul-de-sac just off Broadmanor, this modernised, light and spacious property provides an ideal setting for family living.

The well-proportioned accommodation briefly comprises: welcoming entrance hall, cloakroom/WC, elegant sitting room opening through to a dining room, modern kitchen, To the first floor is a generous master bedroom with en-suite, three further bedrooms, and a family bathroom.

Externally, the property benefits from an enclosed rear garden, driveway, and detached garage.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: E

ENTRANCE HALL

4.59m x 1.31 (15'0" x 4'3")

Entered via composite front entrance door, stairs to the first floor accommodation with under stairs cupboard, laminate flooring and radiator.

CLOAKROOM/WC

0.95m x 2.19m (3'1" x 7'2")

White suite comprising pedestal wash hand basin with tiled splash back, low flush WC, laminate flooring, radiator and opaque double glazed window to side elevation.

SITTING ROOM

3.34m x 4.83m (10'11" x 15'10")

Capped off living flame gas fire set in wooden surround, coving to ceiling, laminate flooring, two radiators and double glazed bay window to front elevation.

DINING ROOM

2.24m x 3.88m (7'4" x 12'8")

Double doors to the rear elevation, laminate flooring, radiator and coving to ceiling.

BREAKFAST KITCHEN

3.52m x 4.33m (11'6" x 14'2")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, induction hob with extractor fan above, integrated appliances including oven, microwave, fridge/freezer, dishwasher and washing machine. Recessed lighting, Ideal gas boiler in concealed cupboard, laminate flooring, tall radiator, rear personal door, double glazed window to the rear and side elevation.

UTILITY/REAR ENTRANCE

1.59m x 1.39m (5'2" x 4'6")

Plumbing for automatic washing machine, wall mounted Ideal gas boiler and rear external door.

LANDING

Airing cupboard housing hot water cylinder, radiator, opaque double glazed window to the side elevation, and access to loft with ladder.

MASTER BEDROOM

4.05m x 3.29m max (13'3" x 10'9" max)

Fitted wardrobes, radiator and two double glazed windows to front elevation.

EN-SUITE SHOWER ROOM

1.51m x 2.15m (4'11" x 7'0")

Extra sized shower cubicle, low flush WC, pedestal hand basin, shaver point, radiator, and opaque double glazed widow to side elevation.

BEDROOM TWO

2.58m x 3.41m (8'5" x 11'2")

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

BEDROOM THREE

2.19m x 2.45m (7'2" x 8'0")

Having radiator and double glazed window to front elevation.

BEDROOM FOUR

2.65m x 2.13m (8'8" x 6'11")

Radiator and double glazed window to rear elevation.

FAMILY BATHROOM

2.12m x 1.71m (6'11" x 5'7")

Fitted suite comprising bath with mixer tap, low flush WC, pedestal hand basin with tiled splash back, extractor fan, radiator and opaque double glazed window to side elevation.

OUTSIDE

The property is situated in a tucked away location. Driveway leading to the detached garage, low maintenance garden fenced and enclosed.

DETACHED GARARGE

2.61m x 5.20m (8'6" x 17'0")

Up and over door, with power and light and side personal door.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

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

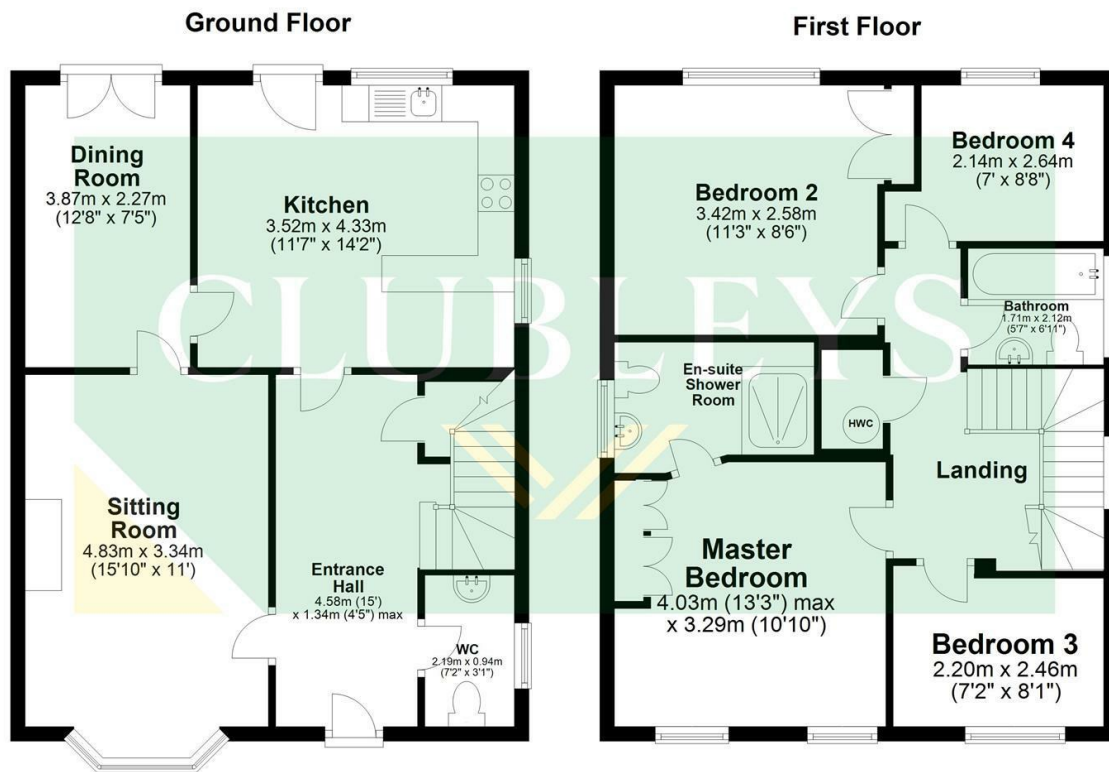
COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

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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.



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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	69	82
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.