

CLUBLEYS



74, Barley Avenue,
Pocklington, YO42 2RW
Offers Over £350,000



Occupying an enviable position with the added benefit of not being directly overlooked from the rear, this beautifully presented home was built by Bellway Homes in 2022 and is offered with numerous builder upgrades making it ideal for a variety of buyers.

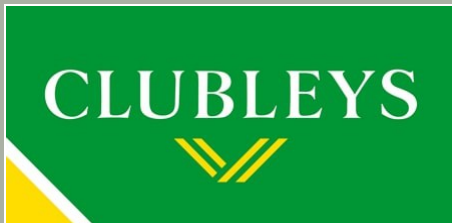
Offering a welcoming entrance hall with stairs leading to the first floor accommodation, a comfortable sitting room, open plan dining kitchen with integrated appliances. Additional features include a utility room and a convenient downstairs WC.

The first floor features a generous master bedroom with fitted wardrobes and a stylish en-suite shower room. The second bedroom also benefits from fitted wardrobes and two further well proportioned bedrooms served by a modern family bathroom.

Wonderful attractive gardens fenced and enclosed.
To the front is the integral garage with double width driveway.

WE URGE YOU TO VIEW THIS FINE PROPERTY.

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



Tenure: Freehold
East Rding Of Yorkshire County Council
Band: D

ENTRANCE HALL

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

SITTING ROOM

4.82m x 3.18m (15'9" x 10'5")

Double glazed window to the front elevation, radiator and under stairs cupboard.

KITCHEN

5.27m x 2.91m (17'3" x 9'6")

Matching arrangement of floor and wall cupboards, granite work surfaces incorporating one and a half stainless steel sink unit, four ring gas hob with extractor fan over, integrated appliances including fridge/freezer, dishwasher and eye level double oven. Laminate flooring, recess lighting, double doors to the rear elevation and double glazed window to the rear elevation.

UTILITY/REAR ENTRANCE

1.84m x 1.58m (6'0" x 5'2")

Having a wall mounted gas boiler in concealed cupboard, plumbing for washing machine, space for fridge, laminate flooring, radiator and side external door.

CLOAKROOM/WC

1.59m x 0.97m (5'2" x 3'2")

Roca fitted suite comprising low level WC and hand basin, radiator, opaque double glazed window to the rear elevation.

LANDING

3.38m x 0.99m (11'1" x 3'2")

Radiator, access to the loft and airing cupboard housing hot water cylinder.

MASTER BEDROOM

3.24m x 4.00m (10'7" x 13'1")

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

EN-SUITE SHOWER ROOM

2.02m x 1.61m (6'7" x 5'3")

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, chrome radiator, recess lighting and opaque double glazed window to the front elevation.

BEDROOM TWO

4.01m x 2.57m (13'1" x 8'5")

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

BEDROOM THREE

3.79m x 2.44m (12'5" x 8'0")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

3.11m x 2.40m (10'2" x 7'10")

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

1.69m x 1.91m (5'6" x 6'3")

Fitted suite comprising bath with shower over, pedestal hand basin, low flush WC, chrome radiator, tiled flooring and opaque double glazed window to the rear elevation.

INTEGRAL GARAGE

4.78m x 2.40m (15'8" x 7'10")

Up and over door, with power and recess lighting.

OUTSIDE

Fully enclosed garden which is not directly overlooked to the rear which is lawned with an extensive patio, summer house and borders. Double width driveway to the front leading to an integral garage.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

APPLIANCES

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

SERVICES

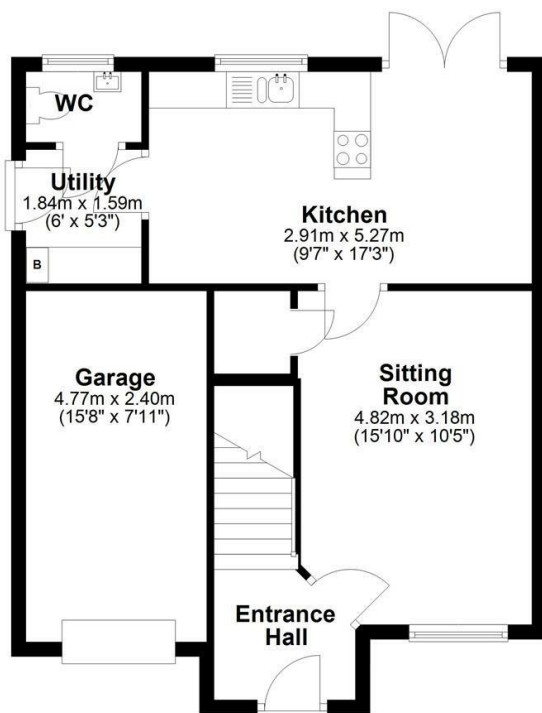
Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

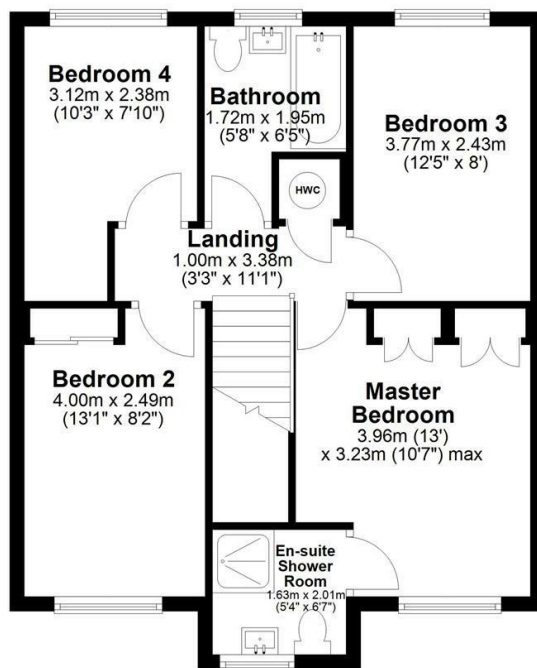
East Riding of Yorkshire Council - Council Tax Band D.



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

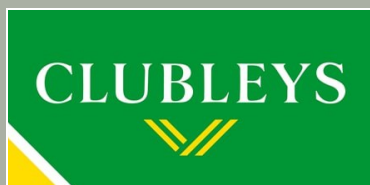
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		94
(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

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.