

12, Nicholson Court,
York, Pocklington, YO42 2PF
£382,500



Situated in a quiet cul-de-sac on the highly sought-after Broadmanor development, this beautifully presented four-bedroom detached family home offers spacious living accommodation throughout and truly deserves an internal inspection.

The property benefits from a thoughtfully designed extension off the kitchen, creating a generous and light-filled space ideal for modern family living and entertaining. The accommodation comprises a welcoming entrance hall, a spacious lounge, dining kitchen/breakfast room with ample storage and workspace.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a contemporary family bathroom.

Externally, the property boasts a well-maintained rear garden, perfect for outdoor relaxation, as well as off-road parking and an integral garage.



ENTRANCE HALL

Front entrance Door, stairs to first floor accommodation.

CLOAKROOM/WC

Wash hand basin, Low flush WC.

SITTING ROOM

3.38m x 4.80m (11'1" x 15'8")

Double glazed window to the front, living flame gas fire, radiator and coving.

KITCHEN/DINING ROOM

3.13m x 7.94m (10'3" x 26'0")

Fitted with a range of wall and base units, working surfaces, stainless steel sink and drainer with mixer tap, two double glazed windows to the rear, radiator, built in eye level double oven, 4 ring gas hob with extractor hood over, integrated dishwasher, space for American style fridge freezer.

UTILITY ROOM

1.70m x 2.21m (5'6" x 7'3")

Side entrance door, wall mounted gas boiler, plumbing for washing machine.

SUN ROOM

2.84m x 3.38m (9'3" x 11'1")

double glazed windows to the rear, double doors opening onto the rear garden, radiator.

LANDING

Airing cupboard housing hot water cylinder.

BEDROOM 1

3.40m x 3.76m (11'1" x 12'4")

Double glazed window to the front, fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM

1.62m x 1.55m (5'3" x 5'1")

Shower cubical, vanity wash hand basin, low flush WC, opaque double glazed window to the front.

BEDROOM 3

2.96m x 3.73m (9'8" x 12'2")

Double glazed window to the rear, radiator.

BEDROOM 2

3.81m x 2.56m (12'5" x 8'4")

Double glazed window to the front, fitted wardrobes, radiator.

BEDROOM 4

2.65m x 2.61m (8'8" x 8'6")

Double glazed window to the rear, radiator

FAMILY BATHROOM

Opaque double glazed window to the rear, p shaped bath with glass shower screen and shower, low flush WC, vanity wash hand basin.

INTEGRAL GARAGE

5.38m x 2.50m (17'7" x 8'2")

Up and over door, power and light.

OUTSIDE

To the front, the property benefits from a neatly maintained lawn and a driveway providing off-road parking, which leads to the single garage.

The rear garden has been attractively landscaped and is fully enclosed, creating a private space to relax and unwind. It offers a choice of seating areas to enjoy the sun at different times of the day, including a paved patio and a separate gravelled section. Railway sleepers edge the flower beds and create steps up to the lawn, where a circular patio area provides an additional spot for outdoor seating.

ADDITIONAL INFORMATION

APPLIANCES

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

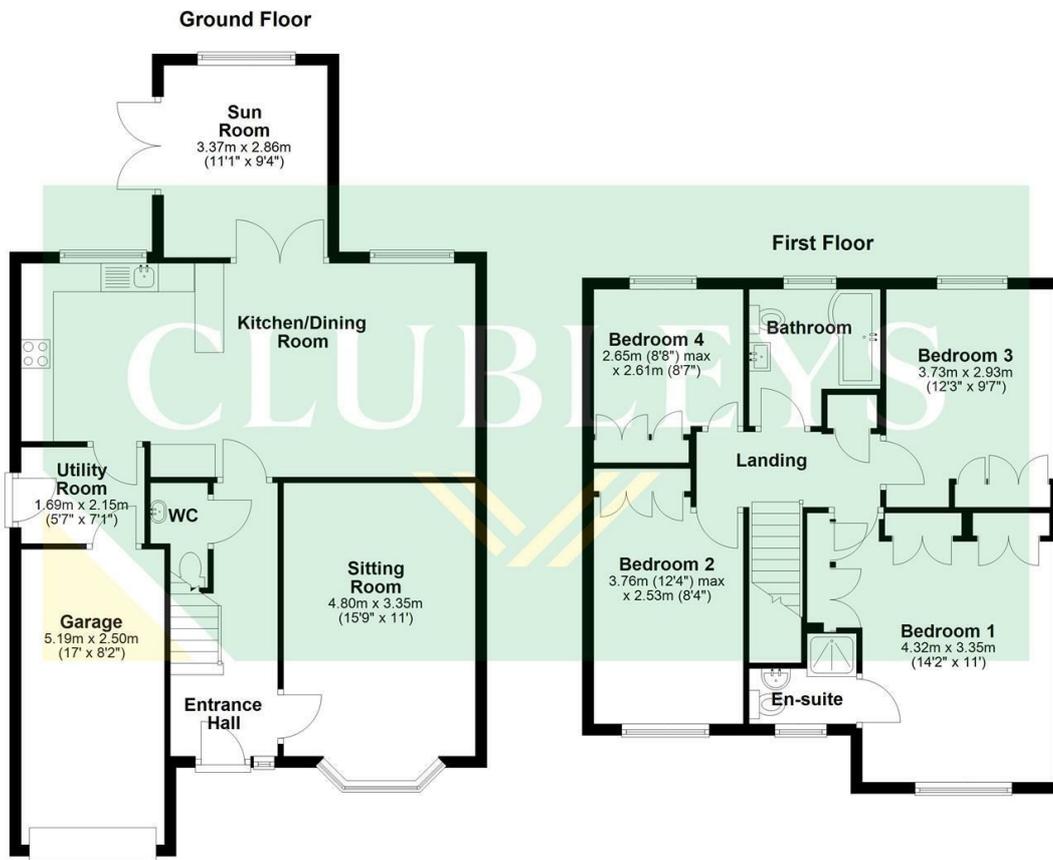
SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E





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

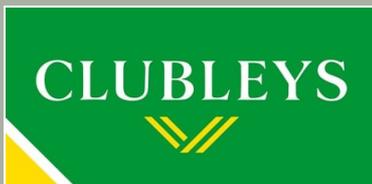
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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		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.