

3, Foster Close,
Pocklington, YO42 2SA
£365,000



ABOUT THE PROPERTY

Built in 2019 by Bellway Homes, the "Middleham" design offers approximately 1,194 square feet of well-planned accommodation. Immaculately presented and ready to move into this home provides a warm and welcoming entrance.

The ground floor features a convenient WC, a spacious lounge positioned at the front of the property and a stylish dining kitchen complete with integrated appliances.

Upstairs, there are four bedrooms. The master bedroom benefits from fitted wardrobes and a modern en-suite while the remaining bedrooms are served by a contemporary family bathroom.

The property also benefits from an integral garage and double-width driveway providing ample off-street parking. To the rear there is an enclosed garden, mainly laid to lawn—ideal for families and outdoor entertaining.

Foster Close is a quiet cul-de-sac comprising just three other homes offering a peaceful and private setting.

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







Tenure: Freehold
East Riding of Yorkshire
Band: E

ENTRANCE HALL

2.00m x 4.81m (6'6" x 15'9")

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

CLOAKROOM/WC

0.87m x 1.64m (2'10" x 5'4")

Roca fitted suite comprising low level WC, wash hand basin, recess lighting and radiator.

DINING KITCHEN

3.16m x 7.98m (10'4" x 26'2")

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

SITTING ROOM

3.12m x 4.80m (10'2" x 15'8")

Double glazed window to the front elevation and radiator.

LANDING

Airing cupboard housing hot water cylinder, radiator and access to the loft.

MASTER BEDROOM

3.14m x 4.23m (10'3" x 13'10")

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

EN-SUITE SHOWER ROOM

2.04m x 1.17m (6'8" x 3'10")

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

BEDROOM TWO

2.60m x 4.15m (8'6" x 13'7")

Storage cupboard with shelving, radiator and double glazed window to the front elevation.

BEDROOM THREE

3.02m x 3.16m (9'10" x 10'4")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

2.08m x 2.86m (6'9" x 9'4")

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

2.08m x 1.91m (6'9" x 6'3")

Fitted suite comprising bath with mixer tap and shower over, low level WC, wash hand basin, part tiled walls, laminate flooring, recess lighting, extractor fan, radiator and opaque double glazed window to the rear elevation.

OUTSIDE

Enclosed rear garden, mainly laid to lawn with patio seating area. The property benefits from an outside tap and garden shed.

INTEGRAL GARAGE

2.50m x 4.80m (8'2" x 15'8")

Having a up and over door, power and light is connected and wall mounted Ideal gas central heating boiler.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

APPLIANCES

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

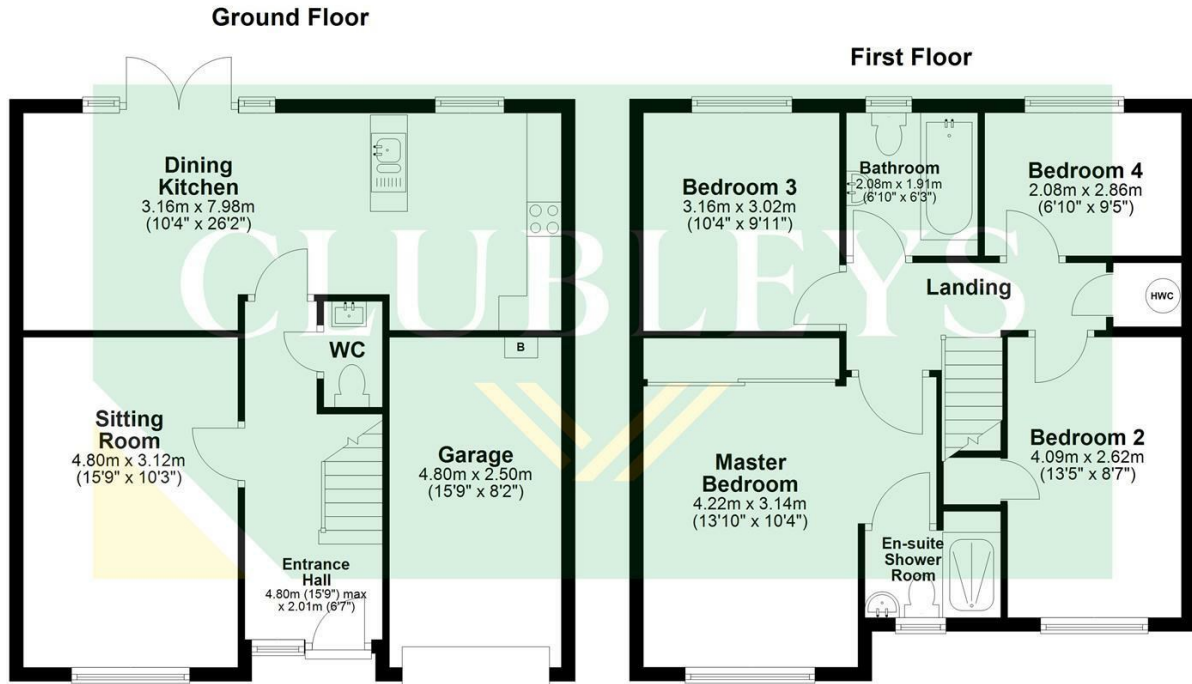
SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.





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.

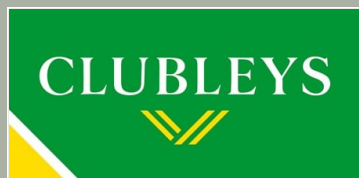
MORTGAGES

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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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.