



Situated in a quiet sought after cul-de-sac on the popular Broadmanor development, this property was built in 2001 and has had the same owner since new. This impressive double-fronted executive family home offers well-balanced accommodation with excellent accessibility throughout. You are welcomed by a striking reception entrance hall which serves as the true focal point of the home with stairs leading to the first floor accommodation.

On the ground floor, there is a separate study and a formal dining room, both of which offer flexibility and be adapted to suit a variety of needs.

The living room is located at the rear of the property and features fitted shutters providing both privacy and style.

The open-plan kitchen and living area is perfect for family life entertaining, offering sociable and functional space. There is also a useful utility and downstairs cloakroom.

The first-floor accommodation comprises generously sized bedrooms all featuring fitted wardrobes. The master bedroom benefits from its own en-suite shower room and dressing area providing both comfort and privacy.

The guest bedroom also enjoys the convenience of a private en-suite shower room, making it ideal for visitors or older children, there are two further bedrooms and house bathroom.

Externally, the property benefits from a generous south-facing rear garden, a detached double garage and driveway.

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

**ENTRANCE HALL**

A most welcoming entrance into this splendid property entered via a composite front entrance door, having coving to ceiling, under stairs cupboard, storage cupboard, radiator and coving to ceiling.

CLOAKROOM/W.C

1.57m x 0.94m (5'2 x 3'1)

Having low level WC and hand basin, radiator and extractor fan.

STUDY

2.85m x 2.14m (9'4" x 7'0")

Double glazed window to the front elevation, coving to ceiling and radiator.

LIVING ROOM

5.18m x 3.54m (16'11" x 11'7")

Double doors to the rear elevation with fitted shutters, gas fire in feature surround, two radiators and coving to ceiling.

DINING ROOM

2.73m x 4.17m (8'11" x 13'8")

Double glazed window to the front elevation, coving to ceiling and double doors.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

6.68m x 2.84m (21'11 x 9'4)

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated appliances including dishwasher, double oven and gas hob with extractor fan over. Two double glazed windows to the rear elevation, double glazed window to the side elevation, radiator, recess lighting, tiled flooring and double doors to the side elevation.

UTILITY

2.34m x 1.57m (7'8 x 5'2)

Wall mounted gas central heating boiler, plumbing for washing machine and personal side door.

LANDING

Access to loft, part boarded via a pull down ladder, cupboard and radiator.

MASTER BEDROOM

4.11m x 3.63m (13'6 x 11'11)

Double glazed window to the front elevation and radiator.

Opening to;

DRESSING AREA

3.25m x 2.11m (10'8 x 6'11)

Range of fitted wardrobes, radiator and double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

2.39m x 1.73m (7'10 x 5'8)

Fitted suite comprising shower cubicle, WC, hand basin, recess lighting, radiator, extractor fan and opaque double glazed window to the rear elevation.

BEDROOM TWO

3.84m x 2.87m (12'7 x 9'5)

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

EN-SUITE SHOWER ROOM

2.46m x 1.17m (8'1 x 3'10)

Fitted suite comprising shower cubicle, WC, hand basin, shaver point, radiator, part tiled walls, extractor fan and opaque double glazed window to the side elevation.

BEDROOM THREE

3.63m x 3.23m (11'11" x 10'7")

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

BEDROOM FOUR

3.30m x 2.95m (10'10 x 9'8)

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

FAMILY BATHROOM

2.39m x 2.13m (7'10 x 7'0)

Fitted suite comprising bath, shower cubicle, hand basin, WC, extractor fan, shaver point and opaque double glazed window to the rear elevation.

OUTSIDE

South facing rear garden, lawned with decked seating area with lights, variety of shrubs and outside, fully enclosed.

To the front of the property is lawned with a variety of shrubs, driveway leading to a double garage.

DETACHED DOUBLE GARAGE

Remote controlled operated door, power and light is connected.

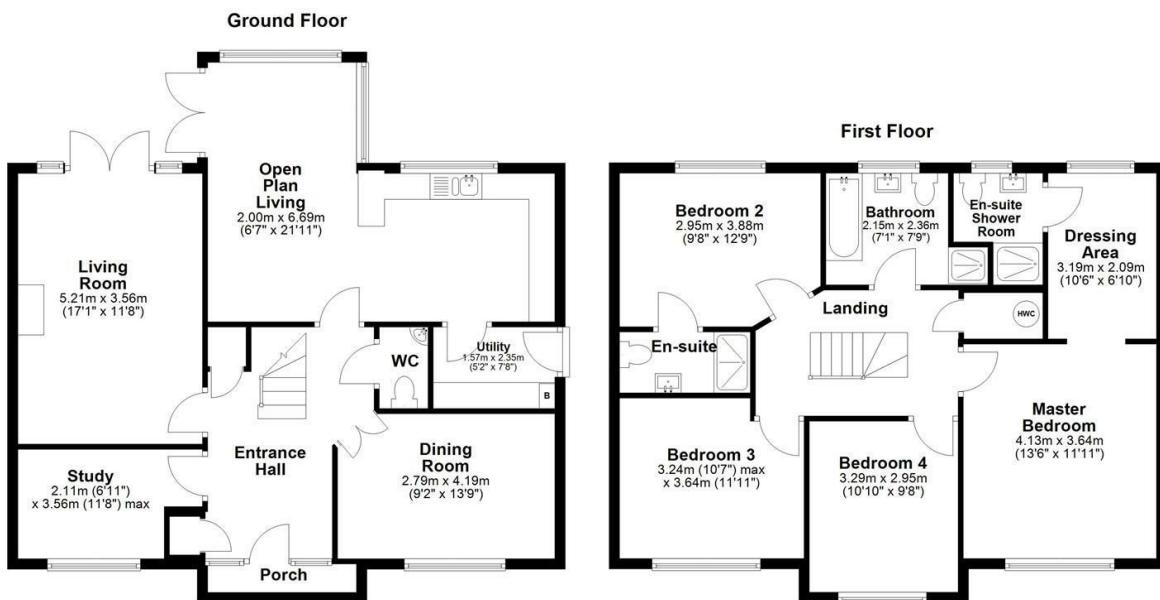
ADDITIONAL INFORMATION**SERVICES****APPLIANCES**

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band F.





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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

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		72	78
		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.