



4, Tweengates Close,
Pocklington, YO42 2NP
Offers Over £475,000



ABOUT THE PROPERTY

A beautifully presented executive detached family home built by Messers Linden Homes and having the advantage of fields to the rear. Positioned on the edge of this popular development, we are delighted to offer for sale this spacious four bedroomed, two bathroom home which is sure to appeal to a range of buyers including young and mature professionals and families. Having a most welcoming entrance into this fine home, doors leading to a useful cloak's cupboard and downstairs WC. The lounge is found to the front of the property enjoying plenty of natural light and has a lovely cosy feel. To the rear of the property is a wonderful open plan dining kitchen which comprises an extensive range of wall and base fitted units, integrated fridge/freezer and dishwasher. Within the kitchen area is a well-placed dining space. The family room/snug provides views over the rear garden via French doors and offers versatility as a downstairs office or playroom. The utility room can be found just off the kitchen and personal door leading to the integral double garage. On the first floor there are four good sized double bedrooms, the master bedroom having an en-suite bathroom and house bathroom. Wonderful enclosed rear garden, integral double garage, parking to the front and electric vehicle charging point. We urge you to view.

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







Tenure: Freehold
East Riding of Yorkshire
Band: F

ENTRANCE HALL

1.52m x 6.09m (4'11" x 19'11")

A most welcoming entrance into this fine family home, composite front entrance door, tiled flooring, under stairs cupboard, radiator and stairs to the first floor accommodation.

CLOAKROOM/WC

2.27m x 0.99m (7'5" x 3'2")

Fitted suite comprising corner hand basin, low level WC, part tiled wall, tiled flooring and radiator.

SITTING ROOM

3.66m x 4.74m excluding bay (12'0" x 15'6" excluding bay)

Double glazed bay window to the front elevation with shutters and radiator.

DINING KITCHEN

4.14m x 6.37m (13'6" x 20'10")

A wonderful family space, having fitted wall and base units with working surfaces, breakfast bar, built in double oven, four ring gas hob with extractor hood over, ceramic sink unit, built in dishwasher and fridge freezer, tiled flooring, two radiators, recessed lighting, double glazed window to the rear and French doors leading to the enclosed rear garden.

UTILITY

1.70m x 2.82m (5'6" x 9'3")

Stainless steel sink unit, plumbing for automatic washing machine, fitted shelving, side entrance door and door to the integral garage.

FAMILY ROOM

3.20m x 3.67m (10'5" x 12'0")

A versatile room which could be used for a variety of purposes, double glazed french doors to the rear garden and radiator.

LANDING

2.92m x 2.90m (9'6" x 9'6")

Radiator, access to loft which benefits from light and boarding and airing cupboard housing the hot water cylinder.

MASTER BEDROOM

4.51m extending to 6.60m x 3.97m extending to 5.23 (14'9" extending to 21'7" x 13'0" extending to 17'1")

A spacious master bedroom having two double glazed windows to the front and radiator.

EN-SUITE BATHROOM

1.80m x 2.87m (5'10" x 9'4")

Fitted suite comprising bath with mixer tap, separate shower cubicle, pedestal hand basin, low level WC,

fully tiled walls and flooring, opaque double glazed window to the side elevation, radiator and extractor fan.

BEDROOM TWO

3.59m x 4.57m max (11'9" x 14'11" max)

Double glazed window to the rear elevation with advantage overlooking fields and radiator.

BEDROOM THREE

3.54m x 3.98m max (11'7" x 13'0" max)

Double glazed window to the front elevation, radiator.

BEDROOM FOUR

3.49m x 4.23m (11'5" x 13'10")

Double glazed window to the rear elevation again with views over fields and radiator.

FAMILY BATHROOM

1.90m x 2.92m (6'2" x 9'6")

Fitted suite comprising bath with mixer tap, pedestal hand basin, low level WC, double shower cubicle, fully tiled walls and flooring, opaque double glazed window to the rear, extractor fan and radiator.

DOUBLE GARAGE

5.02m x 4.57m (16'5" x 14'11")

Wall mounted Ideal gas central heating boiler, roller shutter doors, radiator, power and light is connected.

OUTSIDE

The property benefits from open views to the rear with an enclosed rear garden mainly laid to lawn, patio seating area surrounded by raised planters with a variety of shrubs. To the front of the property there is a good sized lawned area, tarmac driveway offering ample parking for several cars and electric vehicle charging point.

ADDITIONAL INFORMATION

There is a maintenance charge associated with the property.

SERVICES

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

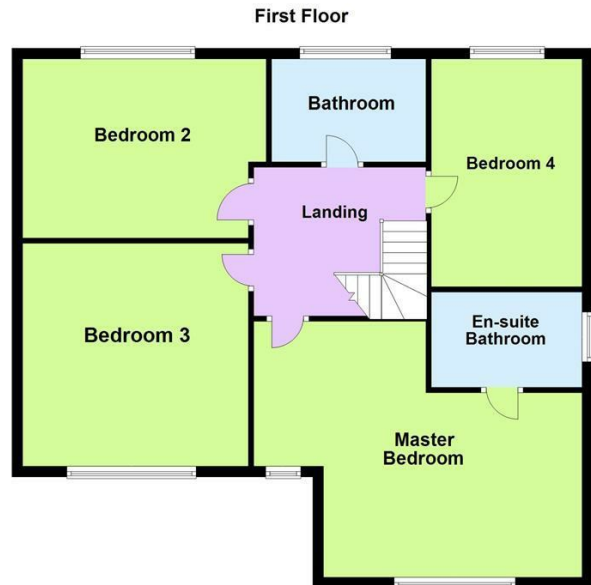
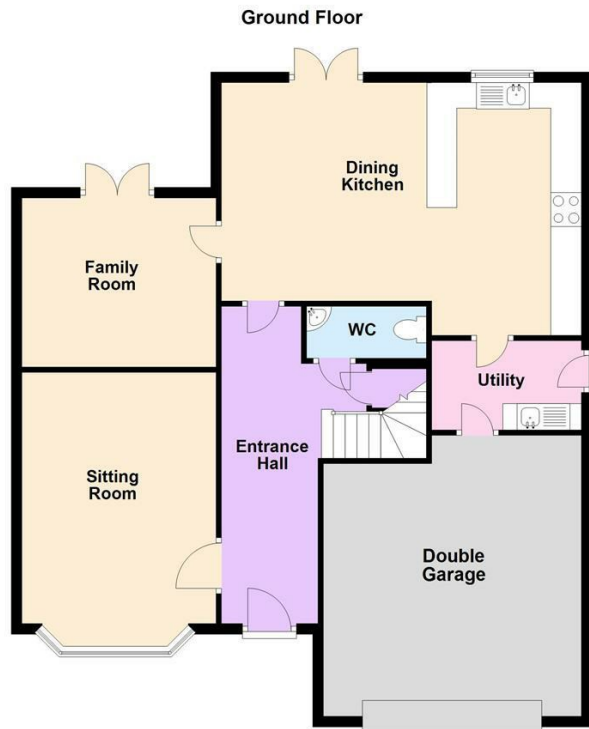
APPLIANCES

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

COUNCIL TAX BAND

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

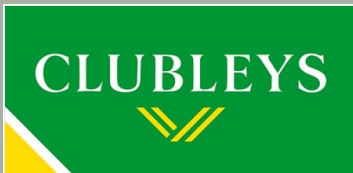
FREE VALUATIONS FOR SALE

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.

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.



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		85	92
(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.