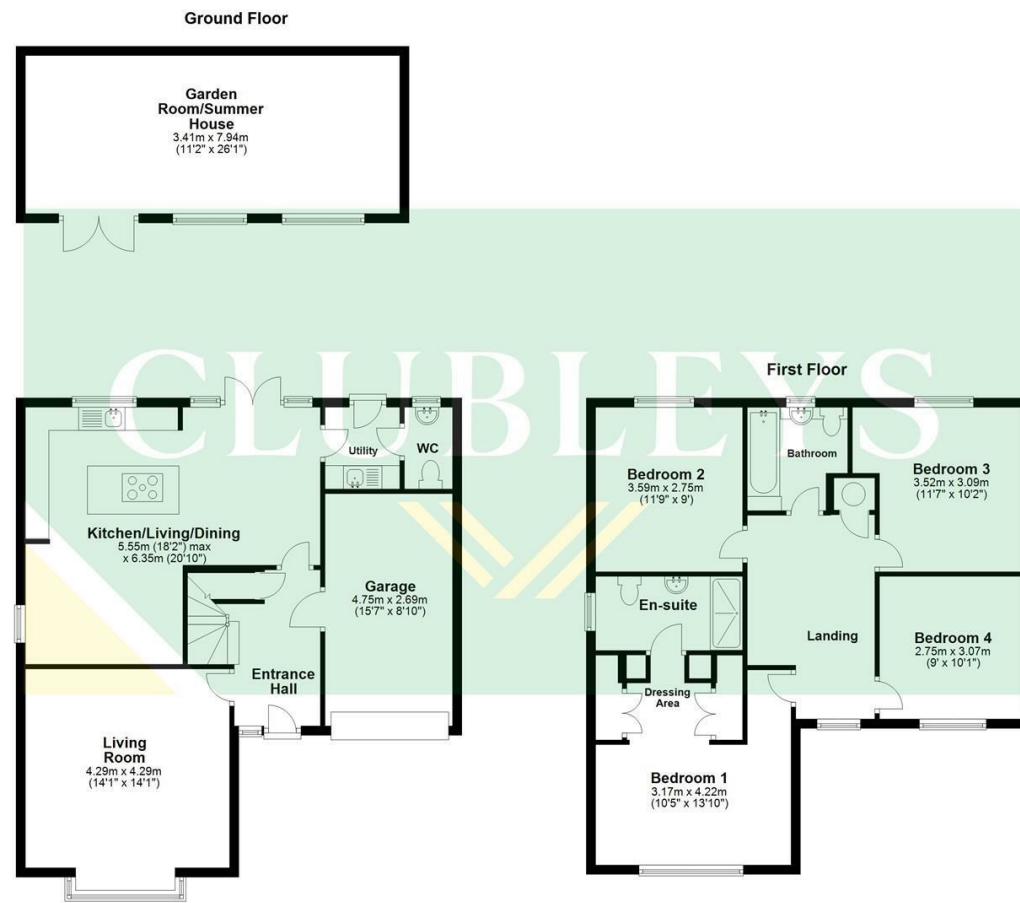


1, Roman Drive,
Pocklington, YO42 2SE
£480,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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

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.

Built by Bellway Homes in 2018 and beautifully presented throughout, this detached family home offers four double bedrooms, including an ensuite to the principal bedroom, a spacious sitting room with a bay window to the front complete with fitted shutters, and an impressive L-shaped kitchen/dining room opening onto the generous south-facing rear garden.

The property further benefits from off-street parking and an integral garage.

A particular highlight is the versatile garden office/summer house, providing an ideal space for home working, a gym, studio or entertaining area.

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



www.clubleys.com



ENTRANCE HALL

3.07m x 1.35m (10'0" x 4'5")

A most welcoming entrance into this splendid property having composite front door with glazed panel to side, stairs to the first floor accommodation, understairs cupboard and personal door to the garage.

LOUNGE

4.29m x 4.29m (14'0" x 14'0")

An attractive room having, bay window to front with fitted shutters, double glazed window to side with shutters, concealed radiator and the stove is gas fed from the mains.

DINING KITCHEN

6.35m x 3.17m extending to 5.64m (20'9" x 10'4" extending to 18'6")

Fitted with range of wall and floor units incorporating double oven, integrated dishwasher, central island with 5 ring gas hob and extractor over, laminate flooring, radiator, recessed ceiling lighting, French doors to the rear garden.

UTILITY/REAR ENTRANCE

1.79m x 1.21m (5'10" x 3'11")

Plumbing for washing machine, fitted cupboards, laminate flooring and rear entrance door.

CLOAKROOM/W.C

1.59m x 1.40m (5'2" x 4'7")

Fitted with Roca hand basin, low flush WC, opaque double glazed window to rear and laminate flooring.

SPACIOUS LANDING

4.21m x 1.98m (13'9" x 6'5")

Double glazed window to front with shutters, radiator, access to loft and cupboard housing hot water cylinder.

MASTER BEDROOM

4.27m x 3.18m (14'0" x 10'5")

Double glazed window to front with shutters, dressing area with fitted wardrobes, drawers and display shelves.

EN-SUITE SHOWER ROOM

3.03m x 1.18m (9'11" x 3'10")

Fitted with shower cubicle, Roca low flush WC, hand basin, radiator, recessed ceiling lighting, tiled flooring.

BEDROOM TWO

3.59m x 2.75m min x 3.81m max (11'9" x 9'0" min x 12'5" max)

Double glazed window to rear and radiator.

BEDROOM THREE

3.52m x 3.09m excluding recess (11'6" x 10'1" excluding recess)

Double glazed window to rear and radiator.

BEDROOM FOUR

3.07m x 2.77m (10'0" x 9'1")

Double glazed window to front with shutters and radiator.

FAMILY BATHROOM

2.19m x 2.09m (7'2" x 6'10")

Fitted with panelled bath with shower over, low flush WC, floating Roca hand basin, tiled flooring and double glazed opaque window to rear.

INTEGRAL GARAGE

4.75m x 2.69m (15'7" x 8'9")

Electric roller shutter door, power and light is connected and gas fired central heating boiler. Door to the hallway.

OUTSIDE

The front of the property has raised planted borders and a block-paved driveway leading to the integral garage.

GARDEN

Good sized south facing rear garden, The rear garden is laid to lawn with a paved patio area, planted borders, outside tap and sockets.

GARDEN OFFICE/SUMMER HOUSE

7.94m x 3.41m (26'0" x 11'2")

A fabulous space that can be used for a variety of purposes. Two windows to the front, power and light and telephone line.

Also there is a useful amount of space behind garden office.

ADDITIONAL INFORMATION

There is a maintenance charge associated with this property.

SERVICES

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

APPLIANCES

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

COUNCIL TAX

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

