



38 Harper Close, Pocklington, YO42 2GW

Well Presented Three Bedroom Detached Property | Detached Single Garage | Ample Driveway Parking | No Onward Chain | Close To Town Centre

- Detached Property
- Gas Central Heating
- Council Tax Band - C
- Close To All Major Networks & Local Amenities
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking with Detached Garage
- EPC Rating - D
- Viewing Highly Recommended

Offers In The Region Of £250,000

Jigsaw Move are pleased to welcome to the market this well presented three bedroom detached property with no onward chain. This delightful property is located within the sought after Broadmanor development situated close to the centre of the vibrant market town of Pocklington.

The property briefly comprises of; Entrance Hallway, Lounge with feature fireplace, Kitchen Diner, Storage Cupboard, Stairs & Landing, Three Bedrooms and Family Bathroom with Shower over the Bath.

The property also benefits from; enclosed rear garden, front garden, gas central heating, uPVC double glazing, detached garage and ample driveway parking.

Pocklington is situated at the foot of the Yorkshire Wolds. This sought after town hosts a range of local amenities including; Primary, secondary and boarding schools, butchers, bakeries, coffee shops, general shops, supermarkets and public house/restaurants. Burny Hall Gardens are Pocklington's unique Gardens they have justifiably been called "a jewel in Yorkshire's crown" and are home to a National Collection of over eighty varieties of Hardy Water Lilies which bloom on the Upper and Lower Lakes between June and August. The gardens are a great day out for the whole family as they have events throughout the year and is home to The Lilypad Cafe. Pocklington is also an ideal location for commuters due to its access links to all major networks for the M62 motorways at Howden, making it perfect for those travelling to York and Hull.

This property is also offered with no onward chain and would make an ideal first home or family home and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

EPC Rating - D

Council Tax Band - C

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'9" x 14'6" (4.79m x 4.42m)

Kitchen/Diner 8'3" x 14'6" (2.51m x 4.42m)

Downstairs Cloakroom WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'5" x 8'6" (4.09m x 2.58m)

Bedroom Two 10'6" x 8'6" (3.21m x 2.58m)

Bedroom Three 7'9" x 5'9" (2.35m x 1.74m)

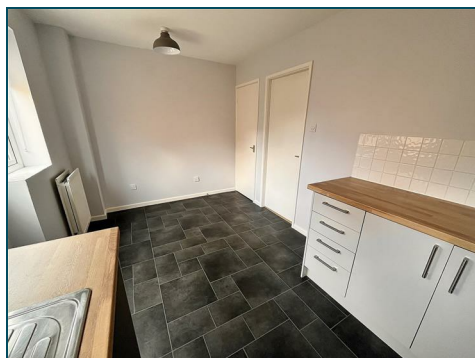
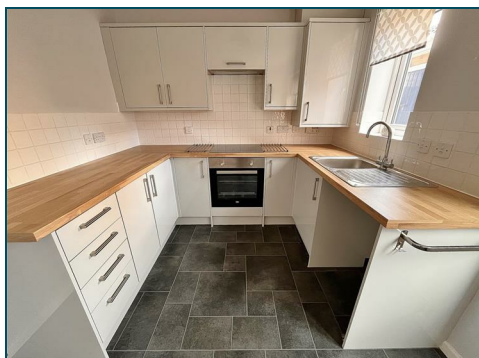
Bathroom 5'6" x 5'9" (1.68m x 1.74m)

EXTERNAL

Front garden laid to lawn and shrubs. Flagged driveway offering ample off street parking. Enclosed laid to lawn rear garden with flagged patio area.

Garage 17'7" x 8'2" (5.37 x 2.50)

Detached garage with pitched roof, brick & tile construction, light and power, up and over door access as well as side door entry and adjacent window.



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

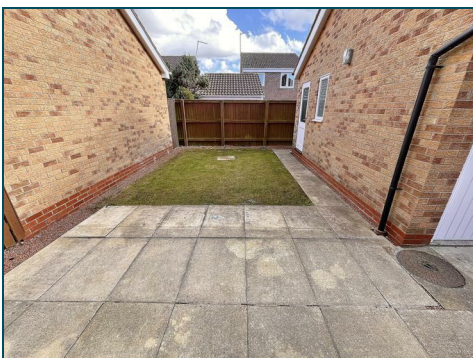
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

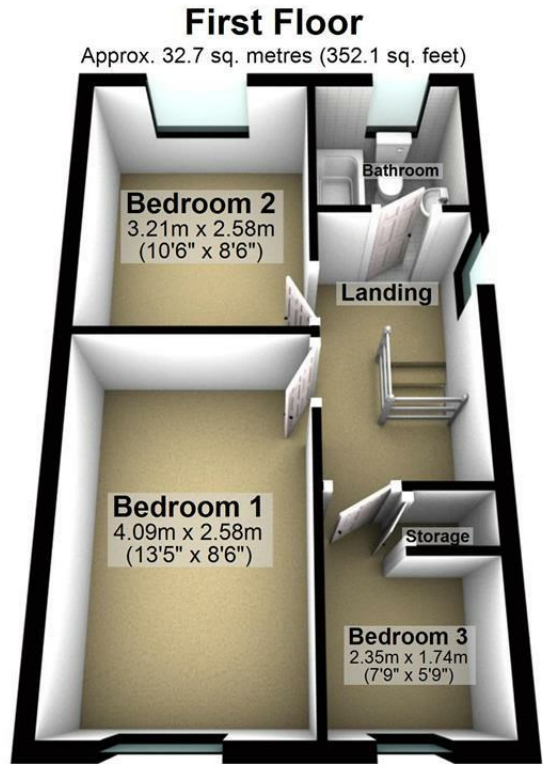
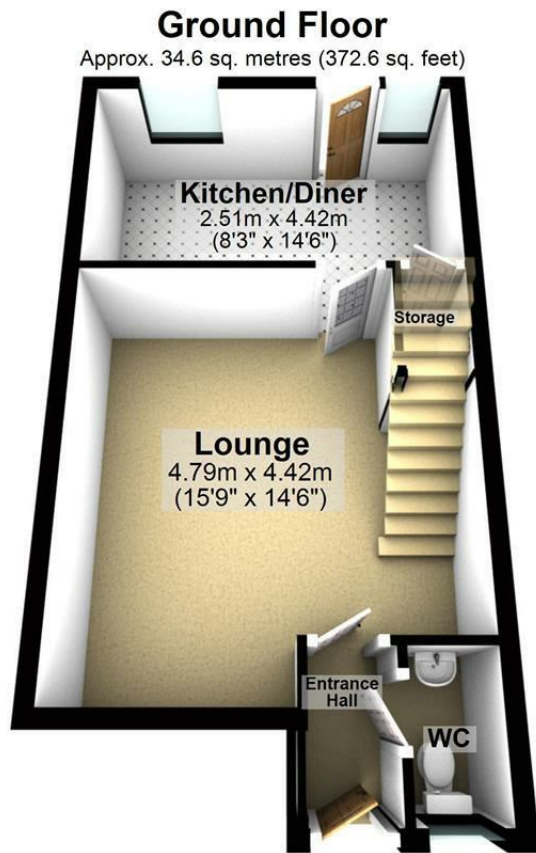
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

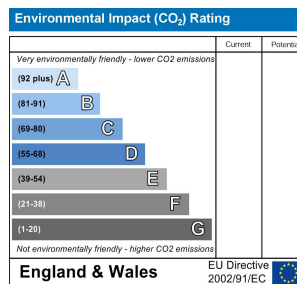
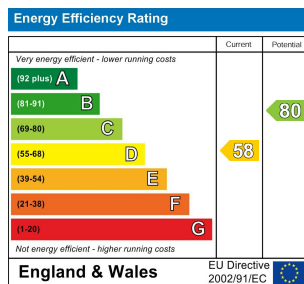
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 67.3 sq. metres (724.7 sq. feet)



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