

31, Parisi Way,
Pocklington, YO42 2TG
£450,000



ABOUT THE PROPERTY

Built by award winning builder Mulgrave Builders in 2019. This executive spacious 1,517 square foot detached family home merits your earliest attention. Having quality fixtures and fittings throughout, offering a most welcoming entrance hall, downstairs cloakroom/w.c, spacious and light sitting room with large bay window to the front, a useful snug/office is located to the front of the property, open plan kitchen/dining/family room with integrated appliances and utility. On the first floor are four well proportioned bedrooms, the master bedrooms offers an en-suite shower room and house bathroom. Enclosed rear garden, parking to the side leading to the single detached garage. Offered with the advantage of no onward chain.

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







Tenure: Freehold
East Riding of Yorkshire
Band: E

ENTRANCE HALL

1.84m x 3.80m (6'0" x 12'5")

Entered via front entrance door, having stairs to the first floor accommodation, under stairs cupboard, Amtico flooring and recess lighting.

CLOAKROOM/WC

0.92m x 2.10m (3'0" x 6'10")

Fitted suite comprising corner hand basin, low flush WC with push button, part tiled walls, tiled flooring and recess lighting.

SITTING ROOM

3.33m x 6.18m (10'11" x 20'3")

Large double glazed window to the front elevation allowing plenty of natural light, Amtico flooring, two radiators and further double glazed window to the rear elevation.

SNUG

3.01m x 3.37m (9'10" x 11'0")

Double glazed window to the front elevation, Amtico flooring, radiator and recess lighting.

UTILITY

1.73m x 1.95m (5'8" x 6'4")

Having plumbing for washing machine, space for tumble dryer, gas central heating boiler in concealed cupboard, sink unit with mixer tap, side personal door and recess lighting.

DINING KITCHEN

5.60m x 3.34m (18'4" x 10'11")

Fitted with a matching arrangement of floor and wall cupboards, work surfaces, built in double electric oven, induction hob with extractor hood over, one and a half sink unit, built in fridge/freezer, dishwasher, double doors to the rear elevation, Amtico flooring and double glazed window to the rear elevation.

LANDING

2.24m x 3.53m (7'4" x 11'6")

Radiator and access to the loft.

MASTER BEDROOM

3.33m x 4.86m (10'11" x 15'11")

A spacious master bedroom having double glazed window to the front elevation and radiator.

EN-SUITE SHOWER ROOM

1.21m x 3.34m (3'11" x 10'11")

Fitted suite comprising walk in shower, pedestal hand

basin, low flush WC with push button, chrome radiator, tiled flooring and opaque double glazed window to the rear elevation.

BEDROOM TWO

3.01m x 4.03m (9'10" x 13'2")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

3.02m x 3.13m (9'10" x 10'3")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

2.51m x 4.18m (8'2" x 13'8")

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

2.51m x 2.74m (8'2" x 8'11")

Fitted suite comprising bath with mixer tap, low flush WC with push button, pedestal hand basin, part tiled walls, tiled flooring, large chrome radiator, recess lighting, airing cupboard with hot water cylinder and opaque double glazed window to the front elevation.

OUTSIDE

Laid to lawn with borders, water feature pond, seating area, separate covered storage.

Parking to the side.

SINGLE DETACHED GARAGE

Having up and over garage door, power and light is connected and side personal door.

ADDITIONAL INFORMATION

All the rooms feature fibre broadband network sockets.

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.

MAINTENANCE FEES

There is a service charge associated with this property.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band E.





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

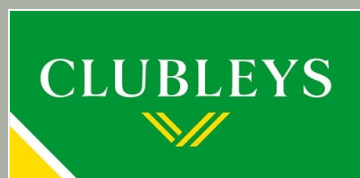
FREE VALUATIONS FOR SALE

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 (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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(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.