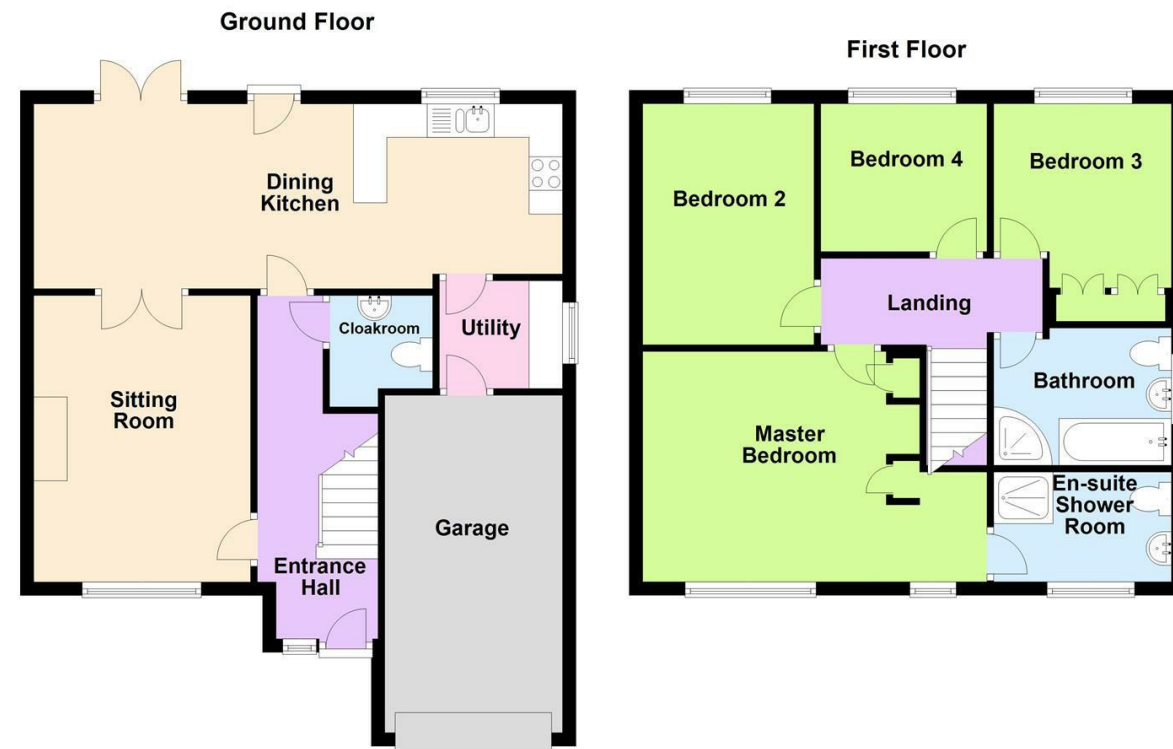




10, Lord Drive,  
Pocklington, YO42 2PB  
£385,000



**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

**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.



52 Market Place, Pocklington, York, YO42 2AH  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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.

Situated on the popular Broadmanor development. This well appointed detached house was built in 1999 by David Wilson Homes. The front door opens into a light entrance hall with stairs off to the first floor, and doors leading to; downstairs cloakroom, lounge with gas fire. The kitchen is fitted with floor & wall shaker style units complemented with glass fronted display cabinets, integrated appliances to include double oven, gas hob with extractor over, dishwasher and fridge/freezer. The kitchen opens up into the dining area benefitting from double doors leading to the rear garden, with further door into the utility room offering space and plumbing for a washing machine and tumble dryer. To the first floor are four bedrooms, with master benefitting from en-suite shower facilities, and house bathroom fitted with a white three piece suite and separate shower cubicle. Rear garden with an Indian stone patio and lawned garden, summer house/home office and workshop/shed attached to the side. Integral garage and parking for three vehicles. WE URGE YOU TO VIEW.

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



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**ENTRANCE HALL**

1.75m x 4.29m (5'8" x 14'0" )

Entered via UPVC front entrance door, having laminate flooring and Hive control system.

**CLOAKROOM/W.C**

1.52m x 1.10m (4'11" x 3'7" )

Fitted suite comprising low level WC, hand basin, radiator and carpet.

**SITTING ROOM**

3.26m x 4.28m (10'8" x 14'0" )

Attractive room having living flame gas fire, radiator, coving to ceiling, further radiator, double glazed window to the front elevation, doors leading to;

**DINING KITCHEN**

2.42m x 7.93m (7'11" x 26'0" )

Matching arrangement of floor and wall cupboards, quartz working surfaces, stainless steel sink unit, double oven, four ring gas hob, built in dishwasher, built in fridge/freezer, two designer radiators, recess lights, tiled flooring and two double glazed windows.

**UTILITY**

1.84m x 1.38m (6'0" x 4'6" )

Working surfaces, plumbing for washing machine and tumble dryer and opaque double glazed window to the side elevation.

Door to;

**INTEGRAL GARAGE**

5.30m x 2.54m (17'4" x 8'3" )

Having up and over garage door, power and light is connected, wall mounted gas central heating combination boiler.

**LANDING**

3.46m x 1.29m (11'4" x 4'2" )

Radiator and access to the loft, part boarded with loft ladder.

**MASTER BEDROOM**

3.54m x 3.49m (11'7" x 11'5" )

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

**EN-SUITE SHOWER ROOM**

1.64m x 2.66m (5'4" x 8'8" )

Fitted suite comprising walk in shower cubicle, low flush WC, pedestal hand basin, chrome radiator and opaque double glazed window to the front elevation.

**BEDROOM TWO**

2.56m x 3.60m (8'4" x 11'9" )

Double glazed window to the rear elevation and radiator.

**BEDROOM THREE**

2.98m x 2.69m (9'9" x 8'9" )

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

**BEDROOM FOUR**

2.20m x 2.45m (7'2" x 8'0" )

Double glazed window to the rear elevation and radiator.

**FAMILY BATHROOM**

2.05m x 2.65m (6'8" x 8'8" )

Fitted suite comprising bath with mixer tap, shower cubicle, low flush WC, vanity hand basin, chrome radiator, extractor fan, fully tiled and opaque double glazed window to the side elevation.

**OUTSIDE**

Externally a gate from the front leads down the side of the house into the rear garden which comprises an Indian stone patio and lawned garden, with summer house/home office with power and light, workshop/shed attached to the side.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band E.

