



38, Roman Drive,
Pocklington, YO42 2SE
£430,000



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	93
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 2021, this attractive and tastefully decorated FOUR BED DETACHED FAMILY HOME offers a good level accommodation throughout. The interior reflects the owner's impeccable style, blending contemporary design with wood panelling and tasteful decor. The accommodation comprises spacious entrance hall with stairs off, attractive lounge with wood panelling to one wall, enviable open-plan kitchen/dining/family room with double doors leading to the enclosed rear garden, useful utility and cloakroom/W.C are located to the rear of the property. Upstairs, there are four bedrooms, including an en-suite shower room to the main bedroom, and a family bathroom. Externally there is an integral garage, parking to the front and enclosed rear garden. This attractive home boasts fantastic qualities, making it ready to be enjoyed by its new owner. East Riding of Yorkshire Council Band E. Tenure Freehold.



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ENTRANCE HALL

Entered via a front entrance door, having stairs to first floor accommodation, vinyl flooring and under stairs cupboard.

SITTING ROOM

4.41m x 4.24m (14'5" x 13'10")

An attractive room having double glazed window to the front elevation, wood panelling to one wall and radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

5.54m x 6.33m (max) (18'2" x 20'9" (max))

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, breakfast island with four cupboards, built in double electric oven, built in four ring gas hob with extractor fan over, built in fridge/freezer, built in dishwasher, laminate flooring and double doors to the rear elevation.

UTILITY

Fitted cupboards, sink unit, plumbing for washing machine and rear external door.

CLOAKROOM/WC

Fitted suite comprising low flush WC, pedestal hand basin and partly tiled walls.

FIRST FLOOR ACCOMMODATION

Double glazed window to the front elevation, airing cupboard housing hot water cylinder and access to loft with plug panel.

MASTER BEDROOM

4.87m x 3.96m (15'11" x 12'11")

Double glazed window to the front elevation, wood panelling to one wall. Dressing area with fitted wardrobes to both sides.

EN-SUITE SHOWER ROOM

Fitted suite comprising double shower, pedestal hand basin, low flush WC, part tiled walls, opaque double glazed window to the side elevation.

BEDROOM TWO

3.09m x 3.58m (10'1" x 11'8")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

3.43m x 3.26m (11'3" x 10'8")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

3.10m x 3.06m (10'2" x 10'0")

Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

Fitted suite comprising bath with shower over, pedestal hand basin, low flush WC, part tiled and opaque double glazed window to the rear elevation.

INTEGRAL GARAGE

5.01m x 2.69m (16'5" x 8'9")

Having up and over door, wall mounted gas fired central heating boiler.

OUTSIDE

Fully enclosed rear garden, paved patio area immediately beyond house, lawned, established borders, decked seating area, garden shed and electric car charging point.

ADDITIONAL INFORMATION**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

East Riding of Yorkshire Council - Council Tax Band E.

MANAGEMENT FEES

There is a management fee associated with this property.

