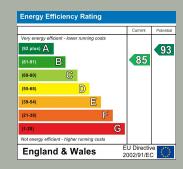


FREE VALUATIONS FOR SALE

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.



52 Market Place, Pocklington, York, YO42 2AH 01759 304040



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.



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









Tenure: Freehold
East Riding Of Yorkshire County
Council
Band: E

clubleys.com

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.

UTII ITY

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 F

MANAGEMENT FEES

There is a management fee associated with this property.











