



1, Beech Court,  
Pocklington, YO42 2NE  
£475,000



**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		75	81
(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.

A spacious detached house located in the sought-after cul-de-sac, Beech Court which is a short walk to Pocklington town centre and local schools. This impressive property boasts three reception rooms, a well equipped kitchen overlooking the rear garden and a useful utility to the side of the property. The first floor comprises of master bedroom with dressing room and ensuite shower room. Four further bedrooms and family bathroom.

Externally there is a good sized enclosed rear garden. Driveway to the front leading to an integral garage providing parking for several vehicles.

Offered to the market with no onward chain.

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



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**ENTRANCE HALL**

2.23m x 4.64m narrowing to 1.40m (7'3" x 15'2" narrowing to 4'7" )

Entered via front entrance door, having stairs to the first floor accommodation and radiator.

**SITTING ROOM**

3.61m x 4.82m (11'10" x 15'9" )

Electric fire, laminate flooring, radiator and UPVC double glazed window to the front elevation.

**WC**

Fitted suite comprising low flush WC, hand basin with fitted cupboard below and opaque UPVC window to the side elevation.

**DINING ROOM**

6.30m x 3.18m (20'8" x 10'5" )

UPVC double glazed window to the rear elevation, laminate flooring, two radiators and sliding patio door to the side elevation.

**KITCHEN**

2.64m x 2.99m (8'7" x 9'9" )

Matching arrangement of floor and wall units, working surfaces, stainless steel sink unit, dishwasher, AEG electric oven and grill with gas hob, fridge, Kardean flooring, UPVC double glazed window to the rear elevation.

**BREAKFAST AREA**

2.53m x 2.78m (8'3" x 9'1" )

Kardean tiled flooring, radiator, UPVC door to the rear garden and UPVC double glazed window to the rear elevation.

**STUDY**

2.69m x 4.09m (8'9" x 13'5" )

UPVC double glazed window to the front elevation, laminate flooring and radiator.

**UTILITY**

2.70m x 3.55m (8'10" x 11'7" )

Side entrance door, sink unit, floor to ceiling shelving, tiled flooring, John Lewis combined washing and drying machine, gas boiler, UPVC double glazed window to the rear elevation and personal door leading to the garage.

**GARAGE**

2.74m x 3.68m (8'11" x 12'0" )

Double timber doors to the front elevation, with power and light.

**LANDING**

1.57m x 5.99m (5'1" x 19'7" )

Access to the loft, fitted cupboard, UPVC double glazed window to the side elevation and radiator.

**MASTER BEDROOM**

3.65m x 3.16m (11'11" x 10'4" )

UPVC double glazed window to the front elevation and radiator.

**DRESSING ROOM**

2.02m x 1.82m (6'7" x 5'11" )

Fitted with a range of wardrobes, dressing table, UPVC double glazed window to the front elevation and radiator.

**ENSUITE SHOWER ROOM**

1.92m x 2.38m (6'3" x 7'9" )

White fitted suite comprising walk in shower cubicle, low flush WC, pedestal hand basin, opaque UPVC double glazed window to the front elevation and fully tiled walls and floor.

**BEDROOM TWO**

4.46m x 3.66m (14'7" x 12'0" )

UPVC double glazed window to the front elevation and radiator.

**BEDROOM THREE**

3.05m x 3.63m (10'0" x 11'10" )

UPVC window to the rear elevation and radiator.

**BEDROOM FOUR**

2.73m x 3.77m (8'11" x 12'4" )

UPVC window to the rear elevation and radiator.

**BEDROOM FIVE**

2.25m x 3.05m (7'4" x 10'0" )

UPVC double glazed window to the rear elevation and radiator.

**BATHROOM**

2.68m x 2.57m (8'9" x 8'5" )

Fitted suite comprising bath with mixer tap and shower attachment, shower cubicle, pedestal hand basin, low flush WC, fully tiled, chrome ladder style radiator and opaque UPVC double glazed window to the rear elevation.

**OUTSIDE**

To the front of the property is a gravelled driveway providing parking for several cars.

The fully enclosed rear garden is lawned, with patio seating area.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

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

**COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band E.

