

43, Burnby Lane,  
Pocklington, YO42 1UJ  
Offers In The Region Of £460,000



This beautiful detached home was built in 2015 by David Wilson Homes and is situated adjacent to Pocklington Cricket Club with convenient access to Francis Scaife leisure centre.

The front door opens into the welcoming entrance hall with stairs to the first floor landing and doors to the play room/study, lounge, downstairs cloakroom, and modern open plan kitchen diner with utility room off and double doors opening to the rear garden. The kitchen is fitted with a range of base and wall units incorporating integral appliances to include fridge, freezer, dishwasher, double oven and 6 ring gas hob with extractor unit over. To the first floor landing are four bedrooms with the master benefiting from ensuite facilities, plus the house bathroom which is fitted with a four piece suite comprising WC, hand basin and bath plus separate shower cubicle. To the rear of the property is an enclosed garden with paved patio areas, fencing to the boundaries, outside tap and gate to the side leading to the driveway.

The property also benefits from UPVC double glazing and gas central heating system.  
Don't miss out on this property! Contact Clubeys on 01759 304040 to arrange your viewing.

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



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Tenure: Freehold  
East Riding of Yorkshire  
BAND: E

#### ENTRANCE HALL

2.53m narrowing to 1.58m x 5.39m (8'3" narrowing to 5'2" x 17'8" )  
Entered via front entrance door, having stairs to the first floor accommodation and radiator.

#### PLAY ROOM/STUDY

2.35m x 2.88m (7'8" x 9'5" )  
Double glazed window to the front elevation and radiator.

#### SITTING ROOM

3.70m x 5.43m (12'1" x 17'9" )  
Bay double glazed window to the front elevation, laminate flooring and two radiators.

#### DINING KITCHEN

4.34m max x 6.13m (14'2" max x 20'1" )  
Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, built in AEG double oven, six ring AEG gas hob with extractor hood over, built in wine cooler, built in dishwasher, built in fridge/freezer, recess lighting, tiled flooring, double glazed window to the rear elevation and patio door leading to the rear garden.

#### UTILITY

1.58m x 2.54m (5'2" x 8'3" )  
Matching arrangement of floor and wall cupboards, working surfaces, stainless steel sink unit, built in washing machine, space for tumble dryer, wall mounted Ideal gas boiler in concealed cupboard, tiled flooring, radiator and rear personal door.

#### CLOAKROOM/W.C

1.59m x 1.54m (5'2" x 5'0" )  
Fitted suite comprising low flush WC, hand basin, radiator, under stairs cupboard and opaque double glazed window to the side elevation.

#### LANDING

3.25m x 3.96m (10'7" x 12'11" )  
Having access to loft, cupboard housing hot water cylinder, radiator and double glazed window to the side elevation.

#### MASTER BEDROOM

3.71m x 4.01m (12'2" x 13'1" )  
Fitted wardrobes, radiator and double glazed window to the front elevation.

#### EN-SUITE SHOWER ROOM

1.35m x 2.18m (4'5" x 7'1" )  
Fitted suite comprising Aqualisa walk in shower cubicle, low flush WC, wash hand basin, fitted mirrored cupboard, shaver point, extractor fan, ladder style radiator, part tiled walls and opaque double glazed window to the side elevation.

#### BEDROOM TWO

3.81m x 3.08m (12'5" x 10'1" )  
Fitted wardrobes, radiator and two double glazed windows to the rear elevation with fitted shutters.

#### BEDROOM THREE

2.89m x 4.08m (9'5" x 13'4" )  
Two double glazed windows to the front elevation and radiator.

#### BEDROOM FOUR

2.90m max x 3.12m (9'6" max x 10'2" )  
Radiator and double glazed window to the rear elevation.

#### BATHROOM

2.31m x 2.80m (7'6" x 9'2" )  
Fitted suite comprising bath, Aqualisa shower cubicle, wash hand basin, low flush WC, extractor fan, part tiled walls and opaque double glazed window to the rear elevation.

#### GARAGE

3.35m x 7.65m (10'11" x 25'1" )  
Having up and over door, double glazed window to the rear elevation, with power and light.

#### OUTSIDE

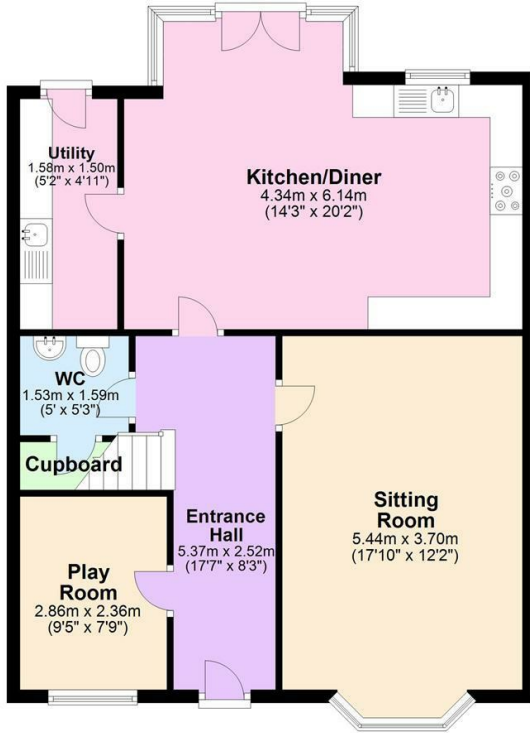
Fully enclosed garden to the rear, laid to lawn, patio area, fenced and outside tap.  
Driveway to the side of the property leading to the garage.

#### ADDITIONAL INFORMATION

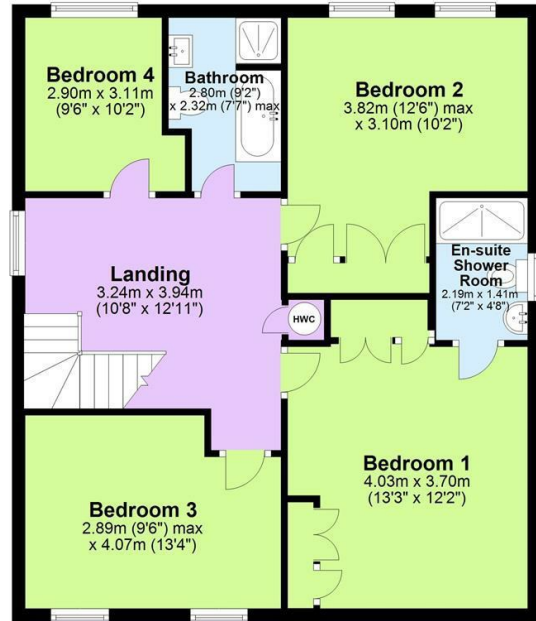
There is a maintenance fee associated with this property.



## Ground Floor



## First Floor



### 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

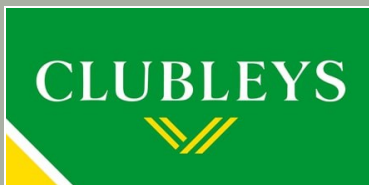
### FREE VALUATIONS FOR SALE

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.