



The Primrose, 4, Ward Close,
Pocklington, Burnby Lane, YO42 2TG
£575,000



ABOUT THE PROPERTY

The Primrose is a stunning brand new build family home, constructed to a superior standard by renowned local developer Broadvale developments.

This exceptional luxury development is located on the outskirts of the highly desirable market town of Pocklington, offering good access to the town and recreational facilities.

As you arrive at the property its design and build immediately captures your attention.

Entering the property you are greeted with a welcoming entrance hall.

The living room features a large bay window and a log burner, making it perfect for the colder winter evenings.

A cloakroom with a hand basin and WC is accessible from the entrance hall.

The open plan kitchen/dining/family room is a pivotal part of any home and there is the opportunity to customise it to your own taste, working closely with the developers preferred supplier, there are a variety of options and choices available.

On the first floor there are four bedrooms with the master bedroom featuring an en-suite shower room. The family bathroom includes both a bath and separate walk in shower.

Externally there is a integrated garage and off street parking.

The garden is fully enclosed and laid to lawn . There is also the option to have a personal gate into Primrose Wood. The property benefits from underfloor heating to the ground floor, fully fitted carpets and floor coverings. It is also presented with a comprehensive 10 year guarantee.

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







Tenure: Freehold
Band:

ABOUT THE DEVELOPER

Broadvale Developments are committed to delivering a high level of expertise, craftsmanship and attention to detail in the construction of luxury family homes in the East Riding of Yorkshire.

Visit their website www.broadvaleddevelopments.com for further information.

ENTRANCE HALL

LIVING ROOM

5.10m x 4.08m (16'8" x 13'4")

KITCHEN/DINING/FAMILY AREA

7.97m x 4.23m (26'1" x 13'10")

High quality Howden Joinery Kitchen with a solid surface worktop.

- Electric oven.
- Hob & extractor canopy.
- Integrated fridge/freezer & wine cooler.
- Dishwasher.
- Recessed ceiling spotlights.
- Laminate flooring

UTILITY

3.13m x 1.85m (10'3" x 6'0")

CLOAKROOM/WC

LANDING

MASTER BEDROOM

5.31m x 5.13m (17'5" x 16'9")

EN-SUITE SHOWER ROOM

- High quality white suite
- Chrome taps and fittings
- Shaver sockets or illuminated mirror power points
- Recessed ceiling spotlights
- Porcelanosa wall tiles
- Tiled floors
- Heated chrome towel rail

BEDROOM TWO

4.14m x 3.44m (13'6" x 11'3")

BEDROOM THREE

4.24m x 3.98m (13'10" x 13'0")

BEDROOM FOUR

3.61m x 3.17m (11'10" x 10'4")

HOUSE BATHROOM

- High quality white suite
- Chrome taps and fittings
- Shaver sockets or illuminated mirror power points
- Recessed ceiling spotlights
- Porcelanosa wall tiles
- Karndean or Porcelanosa tiled flooring.
- Heated chrome towel rail

INTEGRAL GARAGE

6.00m x 3.20m (19'8" x 10'5")

SPECIFICATION

Underfloor heating to ground floor.

Floor coverings included.

Fitted kitchen with integrated appliances.

Quality sanitary-ware throughout.

Ultrafast Full Fibre broadband internet.

Mains services, electric and drainage

Renewable heating system.

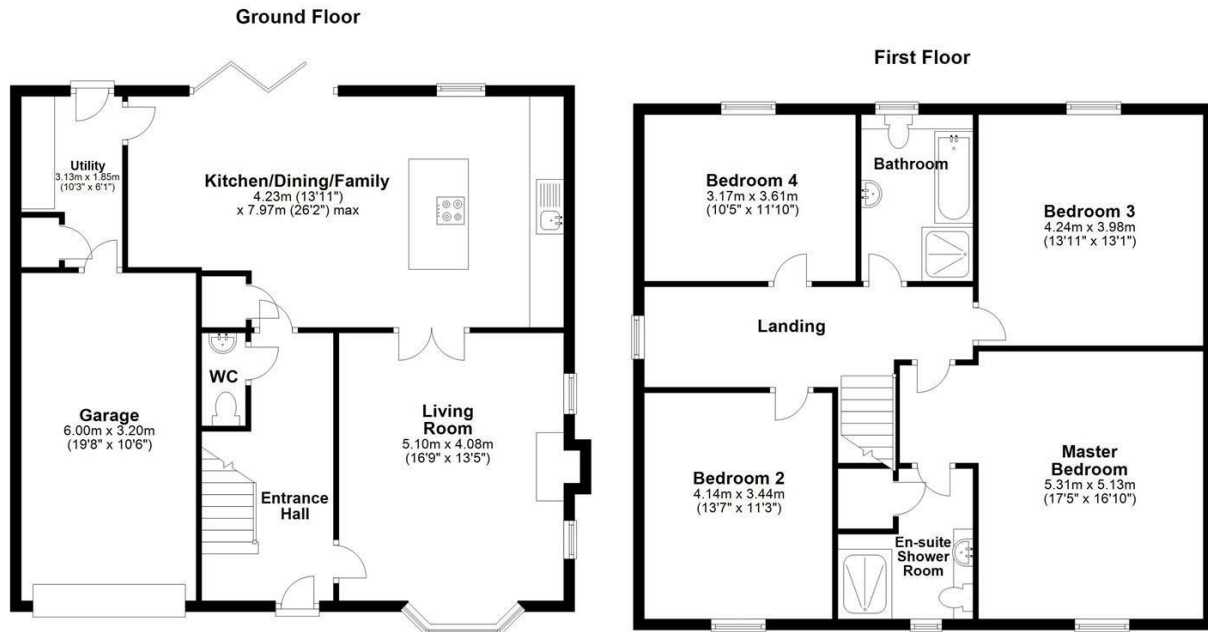
NHBC 10 Year Guarantee

7 kw EV electric vehicle charging point.

AGENTS NOTE

The images included in the marketing literature are from similar properties and provides prospective buyers with an idea of the available specification.





Total area: approx. 190.8 sq. metres (2053.2 sq. feet)

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

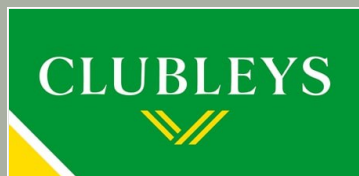
FREE VALUATIONS FOR SALE

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			
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.