

14, Browning Road,  
Pocklington, YO42 2GL  
£265,000



## ABOUT THE PROPERTY

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A beautifully presented detached house situated on the popular Broadmanor development. Well presented and tastefully decorated throughout. Offering entrance hall, useful cloakroom/WC, lounge with sliding doors leading to the garden, the spacious dining kitchen offers a series of floor and wall cupboards. On the first floor there are three bedrooms, the master bedroom offers a handy dressing/study area and modern house bathroom.

Parking to the front and side, enclosed private rear garden laid to lawn with decking.

Ideal purchase for a variety of buyers.

We urge you to view this rather appealing property.

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE HALL

2.03m x 1.57m (6'7" x 5'1" )

Entered via a UPVC front entrance door, having laminate flooring and coving to ceiling.

#### CLOAKROOM/WC

0.90m x 1.97m (max) (2'11" x 6'5" (max))

Fitted suite comprising WC, hand basin, radiator and double glazed window to the front elevation.

#### LOUNGE

4.14m x 4.00m (13'6" x 13'1" )

Feature cast iron mock fireplace, coving to ceiling, radiator, sliding doors to the rear elevation and double glazed window to the rear elevation.

#### DINING KITCHEN

4.84m x 2.97m (15'10" x 9'8" )

Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, built in oven, four ring gas hob with extractor fan over, dishwasher, under stairs cupboard with plumbing for washing machine, radiator and double glazed window to the rear elevation.

#### LANDING

2.76m x 1.91m (9'0" x 6'3" )

Storage cupboard, access to the loft housing gas boiler, coving to ceiling and double glazed window to the front elevation.

#### BEDROOM ONE

2.81m x 3.53m (9'2" x 11'6" )

Double glazed window to the rear elevation and radiator.

#### DRESSING AREA

0.79m x 0.80m (2'7" x 2'7" )

Built in single desk/work unit, fitted shelves and storage, opaque double glazed window to the rear elevation.

#### BEDROOM TWO

2.71m x 2.82m (8'10" x 9'3" )

Double glazed window to the rear elevation and radiator.

#### BEDROOM THREE

1.92m x 2.60m (6'3" x 8'6" )

Fitted cupboard, Double glazed window to the front elevation and radiator.

#### BATHROOM

1.89m x 1.68m (6'2" x 5'6" )

Fitted suite comprising bath with mixer tap and shower over, low flush WC, hand basin, fully tiled, radiator and opaque double glazed window to the front elevation.

#### OUTSIDE

Enclosed rear garden with outside shed, side shed and decking.

The advantage of this property is it not being directly overlooked.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

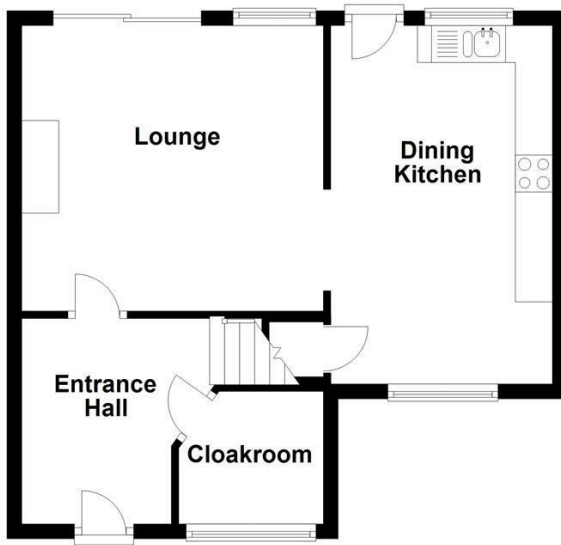
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

##### COUNCIL TAX

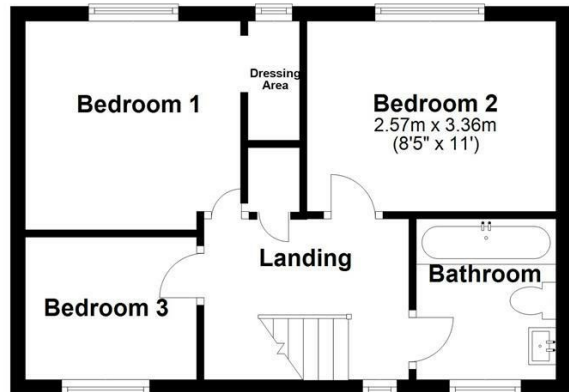
East Riding of Yorkshire - Council Tax Band D.



**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.



52 Market Place, Pocklington, York,  
YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(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.