



82, Broadmanor,
Pocklington, YO42 2GB
£485,000



ABOUT THE PROPERTY

Situated on the popular Broadmanor development and built by reputable builder David Wilson Homes. This spacious and well maintained family home offers four double bedrooms, including an en-suite to the master, two reception rooms in addition to the large kitchen/family room/dining room, which opens onto the enclosed rear garden.

An excellent addition is the useful ground floor shower room.

Externally, the property has a good-sized rear garden that is mainly laid to lawn with a patio area. The property also benefits from off-street parking and an integral double garage.

WE URGE YOU TO VIEW THIS FINE FAMILY HOME.

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







Tenure: Freehold
East Riding of Yorkshire
Band: F

ENTRANCE HALL

1.64m x 5.15m (5'4" x 16'10")

Entered via front entrance door with opaque glass panel to side, having coving to ceiling, radiator, stairs to first floor accommodation and double doors leading to sitting room.

SITTING ROOM

3.64m x 4.83m (11'11" x 15'10")

Double glazed window to the front elevation, electric fire set in feature surround, double radiator, further radiator, coving to ceiling and double doors leading to;

DINING ROOM

3.27m x 3.10m (10'8" x 10'2")

Double doors to the rear elevation, coving to ceiling and radiator.

OPEN PLAN KITCHEN/LIVING/DINING

6.75m (max narrowing to 2.82m) x 4.29m (max) (22'1" (max narrowing to 9'3") x 14'0" (max))

Matching arrangement of floor and wall units, working surfaces, one and half composite sink unit, integrated electric double oven, four ring electric induction hob with extractor fan over, integrated dishwasher, integrated under counter fridge, three radiators, two double glazed window to the rear elevation, double glazed window to the side elevation and double doors to the rear elevation.

UTILITY

2.78m x 1.61m (9'1" x 5'3")

Having side personal door, wall mounted gas central Baxi boiler, plumbing for washing machine, space for tumble dryer, sink unit, laminate flooring and under stairs cupboard.

GROUND FLOOR SHOWER ROOM

2.13m x 1.64m (6'11" x 5'4")

Fitted suite comprising Mira walk in shower cubicle, low flush WC, hand basin, chrome ladder style radiator, extractor fan, recess lighting, fully tiled walls and floor.

LANDING

3.28m x 3.55m (10'9" x 11'7")

Radiator, access to loft and airing cupboard housing hot water cylinder.

MASTER BEDROOM

4.54m x 5.35m (14'10" x 17'6")

Fitted wardrobes, double radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

1.79m x 1.80m (5'10" x 5'10")

Fitted suite comprising triton shower cubicle, low flush WC, hand basin, shaver point, chrome ladder style radiator, extractor fan, fully tiled and opaque double glazed window to the rear elevation.

BEDROOM TWO

3.64m x 4.31m (11'11" x 14'1")

Fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM THREE

3.11m x 4.18m (10'2" x 13'8")

Fitted wardrobes, laminate flooring, radiator and double glazed window to the rear elevation.

BEDROOM FOUR

2.84m x 4.31m max (9'3" x 14'1" max)

Fitted wardrobes, radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

1.87m x 2.97m (6'1" x 9'8")

Fitted suite comprising panelled bath with mixer tap, walk in shower cubicle, low flush WC, hand basin, part tiled walls, tiled flooring, extractor fan, radiator and opaque double glazed window to the rear elevation.

INTEGRAL DOUBLE GARAGE

5.43m x 4.60m max (17'9" x 15'1" max)

Having power and light, with up and over door and alarm.

OUTSIDE

Enclosed rear garden. lawned with borders, patio seating area, summer house and a variety of shrubs. To the front of the property there is a driveway and lawned garden.

ADDITIONAL INFORMATION

APPLIANCES

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

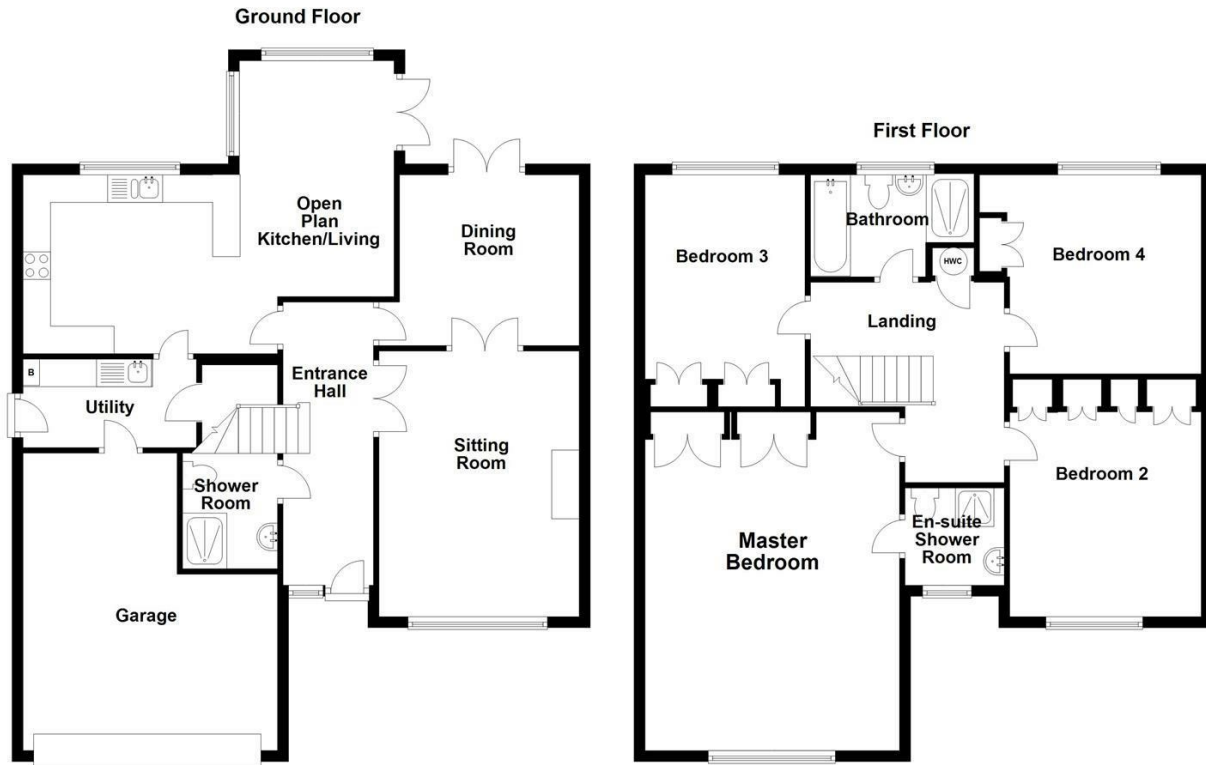
SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band F.





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

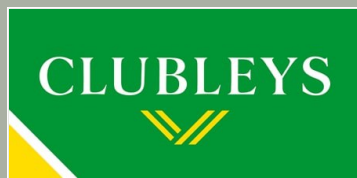
FREE VALUATIONS FOR SALE

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	74	82
(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.