



25, Burnby Lane,
Pocklington, YO42 2QB
£450,000



ABOUT THE PROPERTY

25 Burnby Lane offers the chance to purchase a desirable property which is within walking distance of Pocklington Town Centre and the nearby Francis Scaife Leisure centre, Cricket and Rugby Club. Offering 1,650 square feet of spacious accommodation throughout, ensures plenty of room for a growing family. The large lounge seems to be a standout feature providing a welcoming space for relaxation or entertaining, the good sized conservatory is another great addition, bringing in lots of natural light and offering a versatile space potentially as a dining area, playroom or an extra sitting room.

The fitted kitchen is a functional and stylish space featuring a series of matching floor and wall cupboards providing ample storage, the breakfast bar adds a modern touch and offers a casual dining or socializing area. The utility room is such a good size especially for families with pets, this practical feature adds to the overall functionality of the home making it well-suited for a busy family life.

There are four double bedrooms and house bathroom with separate shower and bath.

The good-sized garden is a wonderful feature providing outdoor space for relaxation, gardening or family activities. The large timber summerhouse is a fantastic bonus which is ideal as a garden retreat, home office or hobbies room, off-street parking and a garage.

WE URGE YOU TO VIEW THIS SPLENDID PROPERTY.

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







Tenure: Freehold
East Riding of Yorkshire
Band: E

ENTRANCE HALL

2.31m x 4.00m (7'6" x 13'1")

Entered via front entrance door, having laminate flooring, coving to ceiling, radiator, double glazed window to the front elevation and stairs to the first floor accommodation.

LOUNGE

4.59m x 6.27m (15'0" x 20'6")

A wonderful space, having a large bay window to the front elevation, laminate flooring, panelling to one wall, coving to ceiling, three wall light points and radiator. Opening to;

CONSERVATORY/PLAY ROOM

4.78m x 4.54m (15'8" x 14'10")

A wonderful space suitable for a variety of purposes, having brick and UPVC construction, two radiators, recess lighting and double doors to the rear elevation.

UTILITY

2.69m x 3.49m narrowing to 2.33m (8'9" x 11'5" narrowing to 7'7")

Fitted corner cupboard, circular stainless steel sink unit, plumbing for washing machine, recess lighting, laminate flooring, coving to ceiling and double glazed window to the rear elevation.

KITCHEN

4.74m x 3.89m (15'6" x 12'9")

Matching arrangement of floor and wall cupboards, working surfaces, Belfast sink, integrated Neff double oven, induction hob, space for American fridge/freezer, plumbing for dishwasher, designer radiator, laminate flooring, recess lighting, coving to ceiling, rear external and double glazed window to the rear elevation.

CLOAKROOM/WC

0.88m x 1.92m (2'10" x 6'3")

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

LANDING

5.23m x 3.01m (17'1" x 9'10")

Double glazed window to the front elevation, cupboard and access to the loft.

BEDROOM ONE

3.16m x 3.98m (10'4" x 13'0")

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

BEDROOM TWO

3.61m x 3.02m (11'10" x 9'10")

Double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM THREE

3.17m x 2.95m (10'4" x 9'8")

Double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM FOUR

2.76m x 3.16m (9'0" x 10'4")

Double glazed window to the rear elevation, radiator, coving to ceiling and fitted wardrobes.

SEPARATE WC

Having WC, part tiled walls and opaque double glazed window to the side elevation.

BATHROOM

2.02m x 4.22m (6'7" x 13'10")

Fitted suite comprising corner bath, double vanity sink, corner hand basin, WC, recess lighting, coving to ceiling, radiator and two double glazed window to the front elevation.

OUTSIDE

The front of the property is laid to lawn with beech hedging and a driveway leading to the attached garage. The rear garden is laid to lawn with a paved patio area, outside sockets and tap and a timber summerhouse (3m x 5m) with light and power - ideal for a multitude of uses.

ATTACHED GARAGE

Having an up and over garage door, power and light is connected.

ADDITIONAL INFORMATION

SERVICES

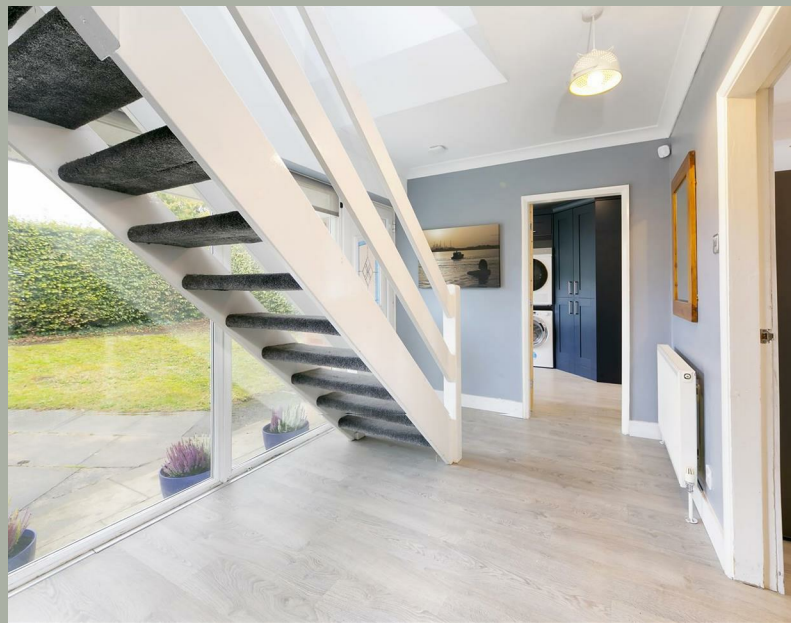
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

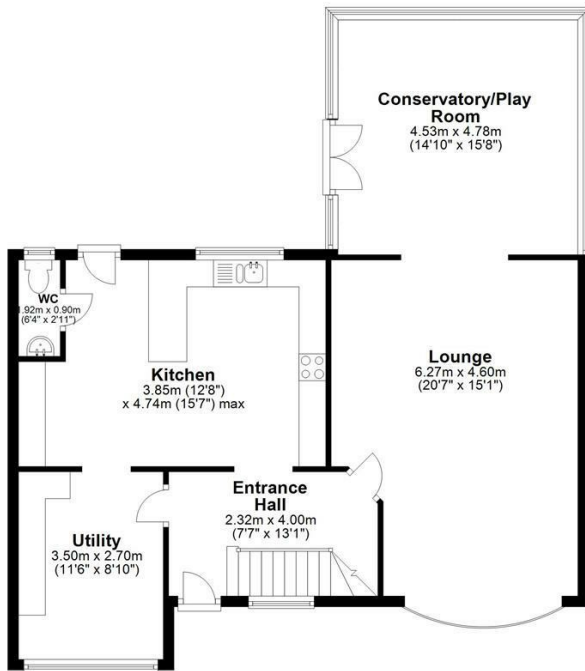
None of the above appliances have been tested by the Agent.

COUNCIL TAX

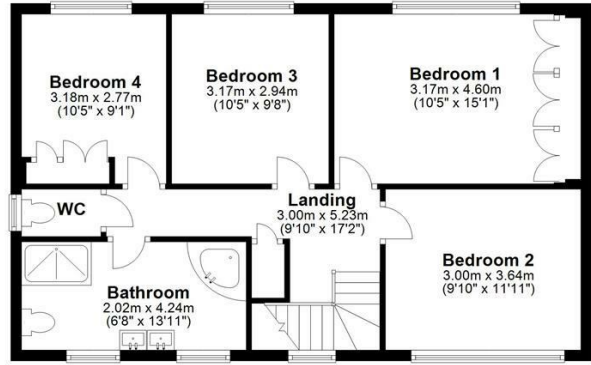
East Riding of Yorkshire Council - Council Tax Band E.



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		
(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.