



6, Burnby Lane,  
Pocklington, YO42 2QD  
£450,000





## ABOUT THE PROPERTY

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Nestled in this sought after location and close to Pocklington town Centre and all its amenities. Built in 1938 this detached bungalow seamlessly blends period charm and contemporary living. Sympathetically upgraded and improved by the current owners this really is a home to be proud of. Have a welcoming spacious entrance hall, there is cosy lounge or third bedroom, this charming room features a bay window that fills the space with natural light making it a perfect retreat.

The master bedroom is positioned to the front of the property, this stunning room boasts ample space together with an en-suite shower room, fully equipped with modern fixtures for convenience and comfort. The second bedroom is well proportioned and includes a fitted cupboard offering practical storage solutions, the house bathroom is designed for modern living, this practical bathroom is functional and stylish catering for everyday needs.

To the rear of the property is a fantastic lounge/dining room this is a versatile space, ideal for families and entertaining perfect for relaxing and hosting guests.

A beautifully fitted kitchen with a matching arrangement of floor and wall cupboards complemented by integrated appliances making it a functional space. The rear garden is a superb south facing garden that is mainly laid to lawn with raised planters.

It is impossible to imagine the true size of this property from the front elevation.

A viewing is highly recommended to fully appreciate the spacious layout.

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









Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE HALL

6.63m x 1.51m (21'9" x 4'11" )

A most welcoming entrance into this spacious entrance hall, entered via a composite front entrance door, karndean flooring, coving to ceiling, access to the loft and designer radiator. (There is scope to extend into the loft subject to the necessary planning permissions being obtained).

#### SITTING ROOM/BEDROOM THREE

3.68m x 3.64m (12'0" x 11'11" )

Bay double glazed window to the front elevation, fitted cupboard, designer radiator, coving to ceiling and further radiator.

#### MASTER BEDROOM

3.65m x 3.96m measured excluding window (11'11" x 12'11" measured excluding window)

Fitted walk in cupboard, bay double glazed window to the front elevation and curved radiator.

#### EN-SUITE SHOWER ROOM

1.50m x 2.11m (4'11" x 6'11" )

Fitted suite comprising shower cubicle, low flush WC, vanity hand basin, chrome radiator, coving to ceiling and opaque double glazed window to the side elevation.

#### BEDROOM TWO

3.65m x 3.35m (11'11" x 10'11" )

Fitted cupboard, double glazed window to the side elevation, coving to the ceiling and radiator.

#### BATHROOM

1.43m x 3.64m (4'8" x 11'11" )

Fitted suite comprising bath with mixer tap and shower attachment, pedestal hand basin, low flush WC. Chrome radiator, recess lighting and coving to ceiling.

#### LOUNGE/DINING ROOM

8.70m x 3.61m (28'6" x 11'10" )

A wonderful space ideal for entertaining having two designer radiators, double doors to the rear elevation, double glazed window to the rear, coving to ceiling and access to the loft.

#### FITTED KITCHEN

5.44m x 2.25m (17'10" x 7'4" )

Fitted Magnet kitchen with matching arrangements of floor and wall cupboards incorporating breakfast bar, "Franke" one and a half stainless steel sink unit with

mixer tap, tiled splashback, five ring gas hob with "Elica" extractor hood, Zanussi double eye level oven, integrated appliances including dishwasher, fridge/freezer and washing machine, wall mounted Ideal gas combination boiler, two double glazed windows to the side elevation, side external door, spot lighting, Karndean flooring and access to the loft.

#### OUTSIDE

Good sized south facing rear garden with raised decking, further patio seating area, lawned with raised planter and timber garden shed with electrics Gravelled drive way to the front providing parking.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

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

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

##### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

##### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

##### REFERRAL FEES

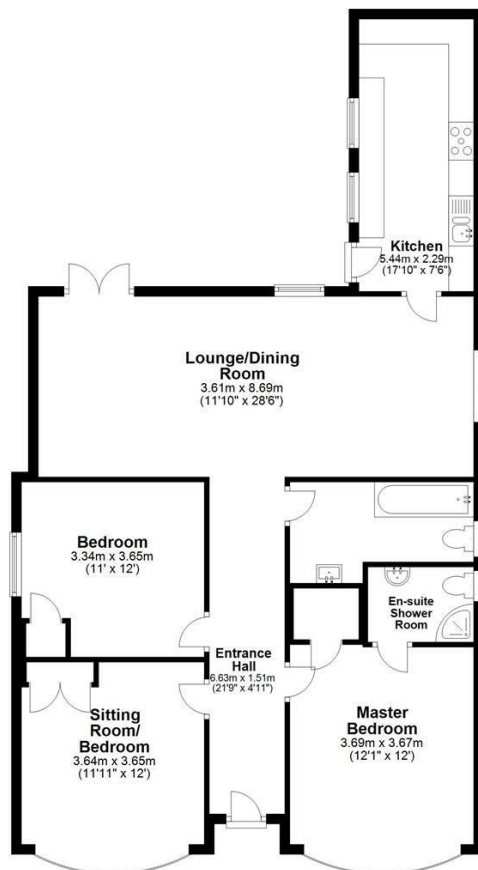
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.







## Ground 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

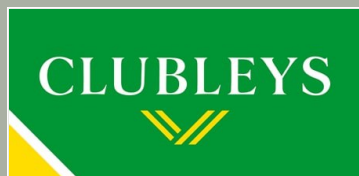
### FREE VALUATIONS FOR SALE

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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.