



Plot 10, The Settle, Cross Grove,
Pocklington, YO42 2YJ
£439,000



****PART EXCHANGE CONSIDERED OR 5% GIFTED DEPOSIT****

Final chance to live in your own designer showhome with furniture and landscaped garden. All you need to do is move in!

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features. The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light.

There is a useful downstairs cloakroom, perfect for busy family life and at the heart of the property is an impressive, high specification kitchen with dining area, a true hub of the home that brings the family together. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room with access to the garden and the integral garage.

The upstairs landing leads to four, fabulous double bedrooms and a modern yet elegant family bathroom. The magnificent master bedroom offers true luxury with its own stylish en-suite shower room and glamorous dressing area, a real retreat after a busy day.

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Tenure: Freehold
BAND: New Build

ENTRANCE HALL

LOUNGE

3.60m x 4.75m (11'9" x 15'7")

CLOAKROOM/W.C

0.91m x 1.84m (2'11" x 6'0")

UTILITY

2.61m x 1.33m (8'6" x 4'4")

LANDING

4.00m x 2.96m (13'1" x 9'8")

BEDROOM ONE

3.60m extending to 4.49m x 3.12m (11'9" extending to 14'8" x 10'2")

BEDROOM TWO

3.87m x 3.20m (12'8" x 10'5")

BEDROOM THREE

3.04m x 3.06m (9'11" x 10'0")

BEDROOM FOUR

3.06m x 3.05m (10'0" x 10'0")

BATHROOM

2.67m x 2.01m (8'9" x 6'7")

GARAGE

ADDITIONAL INFORMATION;

APPLIANCES

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

SERVICES

Mains gas, water, electricity and drainage. Full fibre broadband and telephone connection subject to renewal by BT.

BROADBAND

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

MOBILE

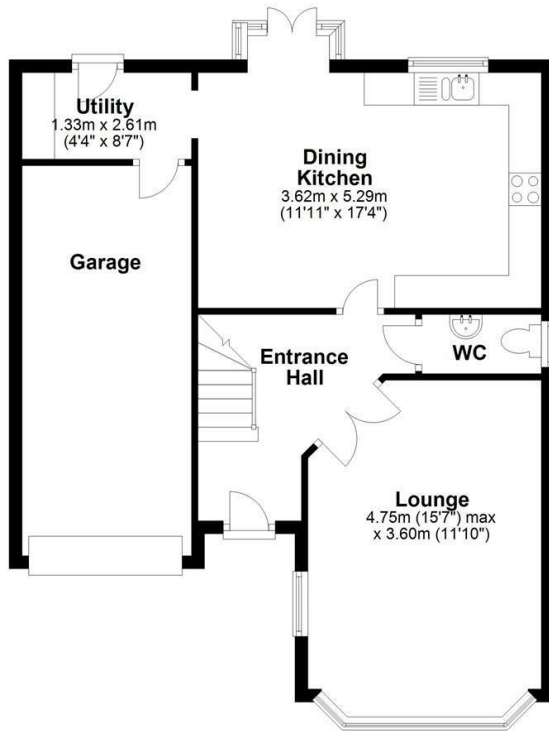
For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

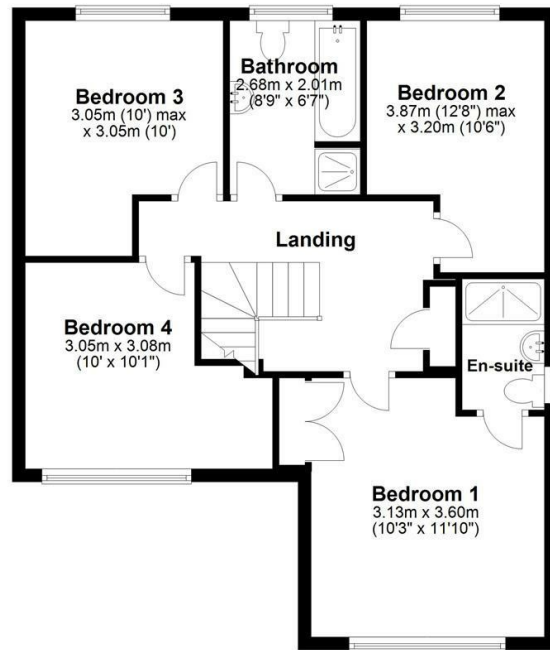
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



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

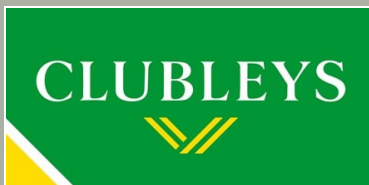
FREE VALUATIONS FOR SALE

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		
(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		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.