CLUBLEYS

The Juniper, 3, Ward Close, Pocklington, Burnby Lane, YO42 2TG

£525,000

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ABOUT THE PROPERTY

PART EXCHANGE CONSIDERED
AVAILABLE TO VIEW The Juniper is an exquisite new build family home, constructed to a superior standard by renowned local developer Broadvale developments.
This exceptional luxury development is located on the outskirts of the highly desirable market town of Pocklington, offering good access to the town and recreational facilities.
As you arrive at the property its design and build immediately captures your attention.
Entering the property you are greeted with a welcoming entrance hall.
The living room and study are positioned to the front of the property, both rooms feature dual-aspect windows allowing an abundance of natural light to flood in from multiple directions.
A cloakroom with a hand basin and WC is accessible from the entrance hall.
The open plan kitchen/dining/family room is a pivotal part of any home.
On the first floor there are four bedrooms with the master bedroom featuring an en-suite shower room. The family bathroom includes both a bath and separate walk in shower, there are various bathroom options available.
Externally there is a detached garage and off street parking to the side.
The garden is fully enclosed and laid to lawn.
The property benefits from underfloor heating to the ground floor, fully fitted carpets and floor coverings and is also presented with a comprehensive 10 year guarantee.

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

Tenure: Freehold
East Riding Of Yorkshire County Council
Band:

ABOUT THE DEVELOPER
Broadvale Developments are committed to delivering a high level of expertise, craftsmanship and attention to detail in the construction of luxury family home in the East Riding of Yorkshire.

Visit their website www.broadvaledevelopments.com for further information.

ENTRANCE HALL

STUDY
2.80m x 2.60m (9'2" x 8'6")

LIVING ROOM
4.95m x 3.52m (16'2" x 11'6")

KITCHEN
4.48m x 3.28m (14'8" x 10'9")
High quality Howden Joinery Kitchen with a solid surface worktop.
• Electric oven.
• Hob & extractor canopy.
• Integrated fridge/freezer & wine cooler.
• Dishwasher.
• Recessed ceiling spotlights.
• Laminate flooring.

DINING/FAMILY AREA
4.85m x 3.97m (15'10" x 13'0")

UTILITY
1.90m x 1.81m (6'2" x 5'11")

CLOAKROOM/WC

LANDING

BEDROOM ONE
4.65m x 3.98m (15'3" x 13'0")

EN-SUITE SHOWER ROOM
• High quality white suite
• Chrome taps and fittings
• Shaver sockets or illuminated mirror
power points
• Recessed ceiling spotlights
• Porcelanosa wall tiled
• Tiled floors
• Heated chrome towel rail

BEDROOM TWO
4.16m x 2.96m (13'7" x 9'8")

BEDROOM THREE
4.45m x 2.64m (14'7" x 8'7")

BEDROOM FOUR
3.15m x 3.04m (10'4" x 9'11")

HOUSE BATHROOM
• High quality white suite.
• Chrome taps and fittings.
• Shaver sockets or illuminated mirror.
power points
• Recessed ceiling spotlights.
• Porcelanosa wall tiles
• Karndean or porcelanosa tiled flooring.
• Heated chrome towel rail.

DETACHED GARAGE

SPECIFICATION
Underfloor heating to ground floor.
Floor coverings included.
Fitted kitchen with integrated appliances.
Quality sanitary-ware throughout.
Ultrafast Full Fibre broadband internet.
Mains services, electric and drainage
Renewable heating system.
NHBC 10 Year Guarantee
7 kw EV electric vehicle charging point.

AGENTS NOTE
The images included in the marketing literature are from similar properties and provides prospective buyers with an idea of the available specification.

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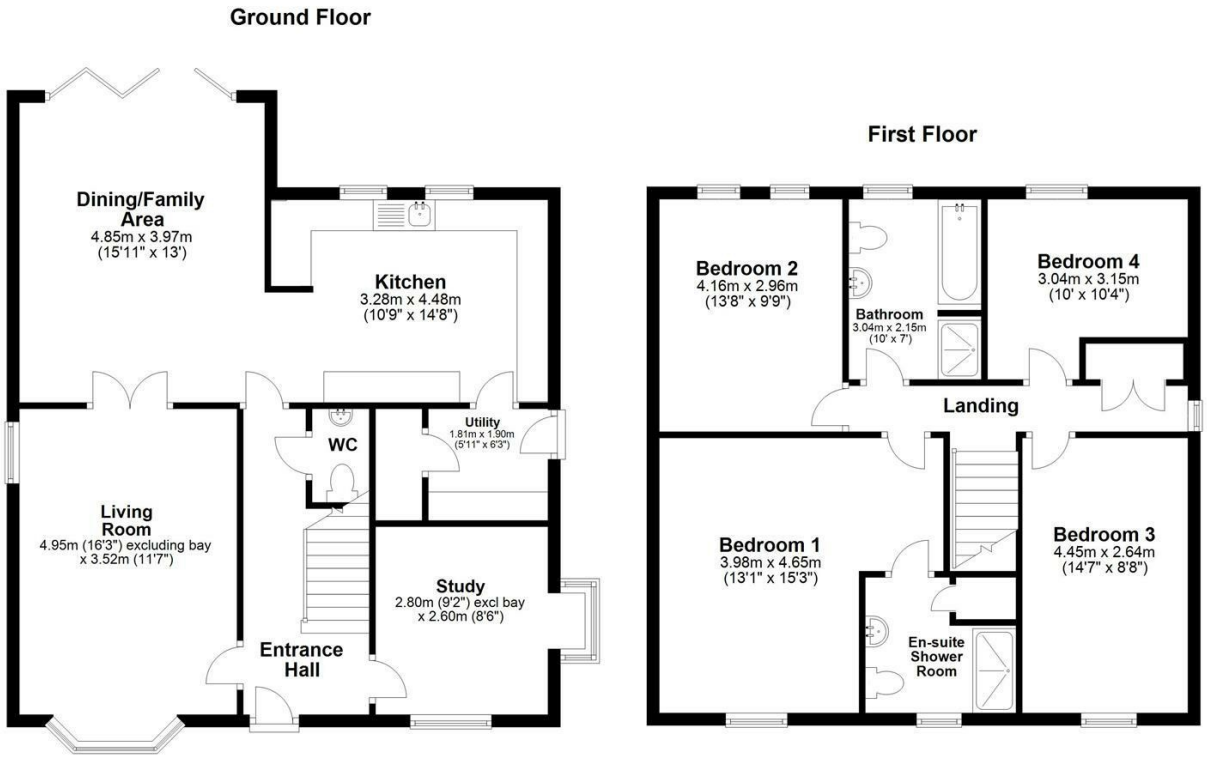

Total area: approx. 149.9 sq. metres (1613.4 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

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

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.

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.

CLUBLEYS

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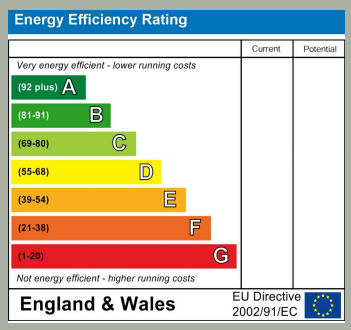

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.