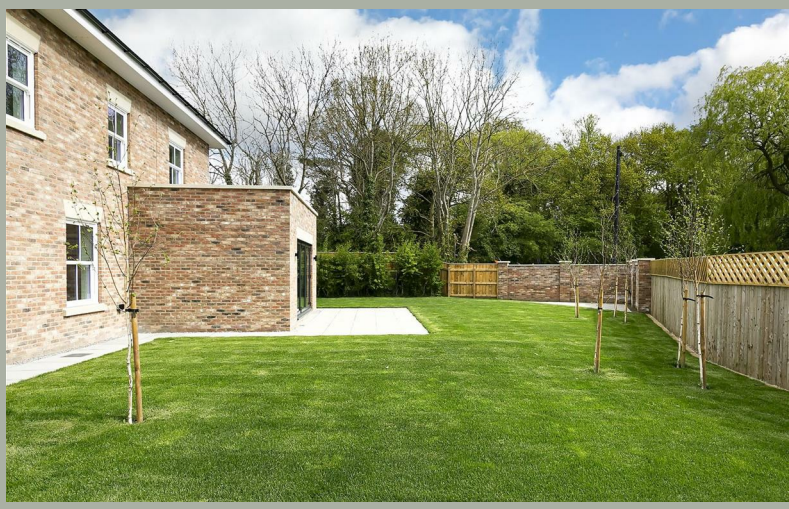
The Hornbeam, 5 Ward Close, Pocklington, Burnby Lane, YO42 2WL

£775,000



OPEN TO VIEW MONDAY 5TH MAY 2025 10am TILL 12 NOON **NO APPOINTMENT NECESSARY** "The Hornbeam" is a stunning brand 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.

The living room features a large bay window and a log burner, making it perfect for the colder winter evenings.

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 guest bedroom featuring an en-suite shower room. The family bathroom includes both a bath and separate walk in shower.

On the second floor is the impressive master bedroom with en-suite room and dressing room.

Externally there is a integrated garage and off street parking.

The good sized garden is fully enclosed and laid to lawn.

The property benefits from underfloor heating to the ground floor, fully fitted carpets and floor coverings. It is also presented with a comprehensive 10 year guarantee.

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

Tenure: Freehold
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 homes in the East Riding of Yorkshire.

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

ENTRANCE HALL
Underfloor heating and large understairs cupboard.

LIVING ROOM
5.95m x 4.00m (19'6" x 13'1")
Underfloor heating. Log Burner with stone hearth.

CLOAKROOM/WC
Low flush WC, hand basin.

KITCHEN/DINING ROOM
6.75m x 4.75m (22'1" x 15'7")
High quality Howden Joinery Kitchen with a solid surface worktop.
• Electric oven.
• Hob & extractor canopy.
• Integrated fridge/freezer & wine cooler.
• Dishwasher.
• Recessed ceiling spotlights.

FAMILY AREA
3.86m x 3.15m (12'7" x 10'4")

UTILITY
2.90m x 2.19m (9'6" x 7'2")
Access to garage.

FIRST FLOOR LANDING
Large fitted cupboard, Fitted airing cupboard.

GUEST BEDROOM TWO
4.00m x 3.66m (13'1" x 12'0")
Fitted Wardrobe.

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

BEDROOM THREE
4.34m x 3.64m (14'2" x 11'11")
Fitted Wardrobe.

BEDROOM FOUR
4.06m x 3.15m (13'3" x 10'4")

BEDROOM FIVE
3.70m x 3.16m (12'1" x 10'4")
Fitted wardrobe.

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
• Karndean Flooring

SECOND FLOOR LANDING

MASTER BEDROOM
5.82m x 5.30m (19'1" x 17'4")

DRESSING AREA

EN-SUITE BATHROOM
• High quality white suite
• Brass taps and fittings
• Shaver sockets or illuminated mirror.
power points
• Recessed ceiling spotlights
• Porcelanosa wall tiles
• Karndean or Porcelanosa tiled flooring.
• Heated brass towel rail
• Karndean Flooring

INTEGRAL GARAGE
Remote controlled operated doors.

GARDENS
Parking for three cars at front of property.

Good sized rear garden with patio seating areas and external sockets.

ADDITIONAL INFORMATION

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.

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.

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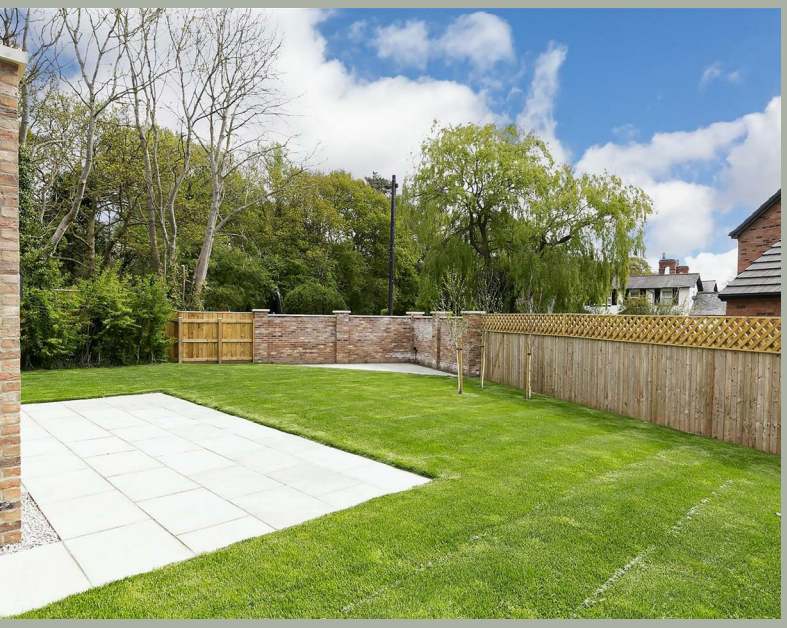

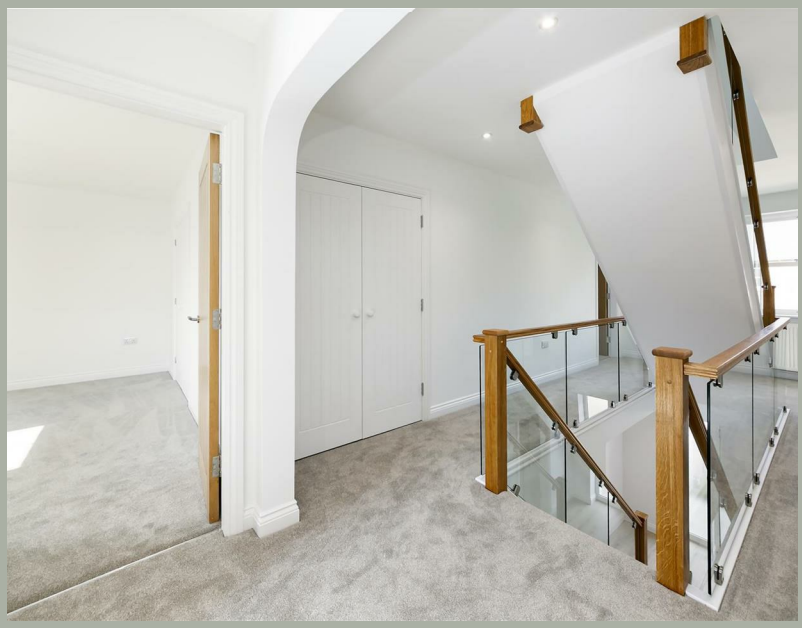

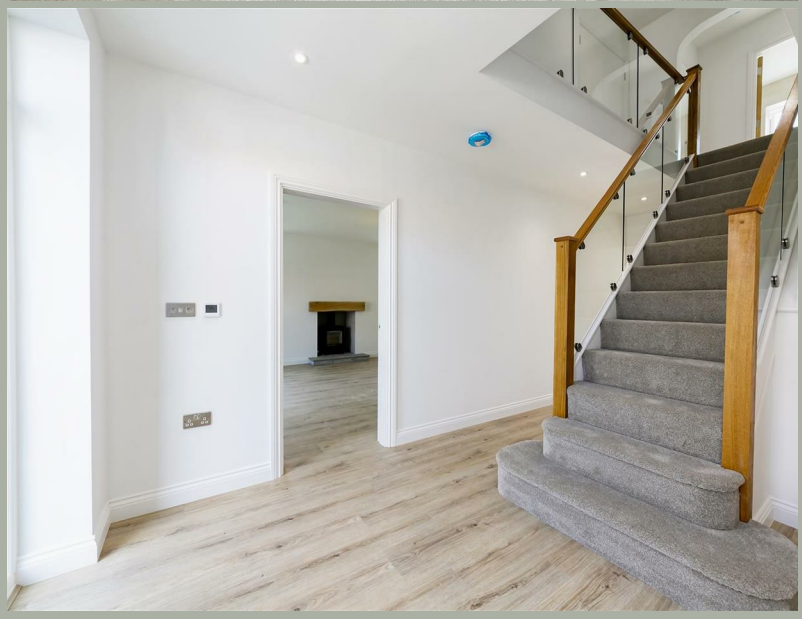

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Total area: approx. 267.0 sq. metres (2874.2 sq. feet)

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.

CLUBLEYS

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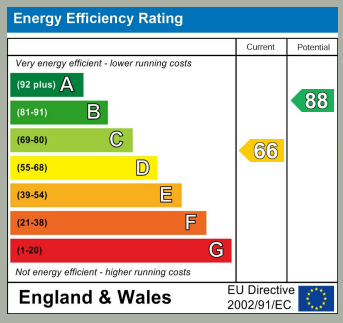

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.