



10, Tweengates Close,
Pocklington, YO42 2NP
£495,000



ABOUT THE PROPERTY

**** "A" rated EPC****

An immaculate and beautifully maintained detached property built in 2018 by Linden Homes. Since then, it has been significantly enhanced by the current owner with a stunning extension, featuring a beautifully designed kitchen that flows effortlessly into a spacious dining and family area - perfect for modern living.

Upon entering, you are welcomed by a bright and inviting entrance hall, a useful home office/study, a practical utility room and a cosy lounge perfect for relaxation.

The well equipped kitchen features an impressive range of high gloss floor and wall cupboards complimented by sleek quartz worktops and high quality integrated appliances.

The extension flows seamlessly into a fabulous dining and family room creating a bright and sociable space ideal for both everyday living and entertaining, the bi-folding doors open onto a sunny south facing garden.

Upstairs, the impressive master suite features a generously sized bedroom with fitted wardrobes, dressing room and en-suite shower room offering both comfort and luxury.

In addition, there are three further well-proportioned bedrooms and a stylish family bathroom completing the upper floor. The property also benefits from a double garage with an EV charging point, along with additional off street parking. The beautifully landscaped south facing garden features a charming pergola, decked seating area, spacious patio - perfect for outdoor dining and relaxation.

There are 16 solar panels installed which also heats the water. A 10kW battery storage unit is installed, having the advantage of reduced electricity rates overnight.

WE URGE YOU TO VIEW.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band F. The property's energy rating is 100.







Tenure: Freehold
East Riding of Yorkshire
Band: F

ENTRANCE HALL

1.43m x 2.96m (4'8" x 9'8")

A most welcoming entrance into this fine family home, entered via a front composite entrance door, tiled flooring and storage cupboard.

STUDY

2.86m x 2.19m (9'4" x 7'2")

Fitted cupboards, radiator and double glazed window to the front elevation.

UTILITY/REAR ENTRANCE

2.96m x 1.77m (9'8" x 5'9")

Floor and wall cupboards, stainless steel sink unit with mixer tap, integrated washing machine and tumble dryer, wall mounted ideal gas boiler, vent axia extractor fan, tiled flooring, radiator and rear door.

CLOAKROOM/WC

1.77m x 0.91m (5'9" x 2'11")

Fitted suite comprising low level WC, hand basin, tiled flooring, radiator and opaque double glazed window to the rear elevation.

INNER HALLWAY

3.67m x 0.96m (12'0" x 3'1")

Double glazed window to the front elevation and radiator.

SITTING ROOM

3.31m x 4.94m (measured excluding bay) (10'10" x 16'2" (measured excluding bay))

Double glazed bay window to the front, double glazed window to the side elevation and radiator.

IMPRESSIVE FITTED KITCHEN

5.80m x 3.30m (19'0" x 10'9")

Fitted with a matching arrangement of high gloss floor and wall cupboards, 20mm quartz work tops incorporating one and a half sink unit with Quooker instant hot water tap, Neff induction hob with Franke extractor oven, integrated appliances including Neff oven, combination oven/microwave, warming drawer, Indesit built in dishwasher, Indesit double fridge/freezer and wine cooler, central working island with overhang and integrated electric points. Double glazed window to the rear elevation, radiator, recess lighting and tiled flooring. Opening to;

DINING/FAMILY AREA

6.62m x 2.77m (21'8" x 9'1")

A wonderful space ideal for family life and entertaining, bi-folding doors with integrated blinds, full height large windows, double glazed windows to either side, three Velux windows, two designer radiators, tiled flooring and recess lighting.

LANDING

Airing cupboard housing hot water cylinder, double glazed window to the side elevation and radiator.

MASTER BEDROOM

5.02m x 4.34m (16'5" x 14'2")

A wonderful master bedroom having fitted wardrobes, velux window, double glazed window to the front elevation, radiator and access to the loft.

DRESSING ROOM

2.37m x 3.24m (7'9" x 10'7")

Fitted wardrobes, radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

4.02m x 1.60m (13'2" x 5'2")

Fitted suite comprising shower cubicle, low flush WC, hand basin, fitted cupboard, extractor fan, tiled flooring, radiator and opaque double glazed window to the side elevation.

INNER HALLWAY

Access to the loft.

BEDROOM TWO

2.74m x 4.94m (8'11" x 16'2")

Double glazed window to the front and rear elevation and two radiators.

BEDROOM THREE

3.39m x 2.86m (11'1" x 9'4")

Mirror fitted wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM FOUR

3.47m x 2.28m (11'4" x 7'5")

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

1.65m x 3.28m (5'4" x 10'9")

Well equipped fitted suite comprising bath with shower over, low level WC, pedestal hand basin, tiled flooring, radiator, extractor fan and opaque double glazed window to the front elevation.

DOUBLE GARAGE

5.10m x 5.47m (16'8" x 17'11")

Having up and over door, with power and light, personal side door, battery inverter for the solar panels and eaves storage.

OUTSIDE

Parking for several vehicles to the front, EV charging point. South facing rear garden which is fenced and enclosed having pergola with decked seating area, patio, borders with Portuguese laurel trees. Personal side gate. Lean to store with outside tap and external sockets.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

There are 16 solar panels installed which also heats the water.

A 10kW battery storage unit is installed, having the advantage of reduced electricity rates overnight.

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.





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.

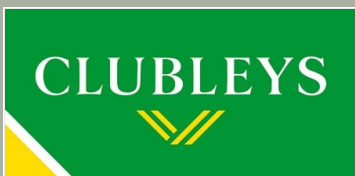
MORTGAGES

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.



52 Market Place, Pocklington, York,
YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(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	

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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.