



4, Harrison Green,
Pocklington, YO42 2RX
£350,000



Enjoying an attractive position overlooking designated green space, this beautiful detached family home offers spacious and well-planned accommodation throughout.

The ground floor features a bright sitting room, a stylish dining kitchen with integrated appliances and patio doors opening to the rear garden, plus a separate utility room, and a convenient downstairs WC

Upstairs, the generous master bedroom benefits from an en-suite shower room, while three further bedrooms are served by a contemporary bathroom.

Outside, the rear garden boasts a versatile summer house, a patio seating area perfect for outdoor dining and a variety of mature shrubs. The property also benefits from off-street parking, leading to an integral garage.

With no onward chain, a desirable setting, and spacious accommodation, this home is not to be missed.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: E

ENTRANCE HALL

Entered via composite front entrance door, having laminate wood flooring, radiator and stairs to the first floor accommodation.

SITTING ROOM

3.23m x 4.66m (10'7" x 15'3")

Double glazed window to the front elevation, electric coal effect fire, wood paneling to one wall, under stairs cupboard, laminate wood flooring and radiator.

DINING KITCHEN

5.31m x 2.88m (17'5" x 9'5")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, Zanussi gas hob with extractor fan over, integrated appliances including Zanussi double electric oven, fridge/freezer and dishwasher. Double glazed window to the rear elevation, tiled flooring, radiator and double doors to the rear elevation.

UTILITY/SIDE ENTRANCE

1.83m x 1.56m (6'0" x 5'1")

Having a wall mounted gas boiler in concealed cupboard, plumbing for washing machine, tiled flooring and side personal door.

CLOAKROOM/WC

1.56m x 0.97m (5'1" x 3'2")

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

FIRST FLOOR ACCOMMODATION

3.65m x 0.99m (11'11" x 3'2")

Radiator, access to the loft, cupboard housing hot water cylinder.

MASTER BEDROOM

4.00m x 3.27m (13'1" x 10'8")

Double glazed window to the front elevation and radiator.

EN-SUITE SHOWER ROOM

1.60m x 1.98m (5'2" x 6'5")

Fitted suite comprising mira shower cubicle, pedestal hand basin, WC, radiator, tiled flooring and opaque double glazed window to the front elevation.

BEDROOM TWO

2.56m x 4.26m (8'4" x 13'11")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

3.79m x 2.43m (12'5" x 7'11")

Double glazed window to the rear elevation, paneling to one wall and radiator.

BEDROOM FOUR

3.36m x 2.45m (11'0" x 8'0")

Double glazed window to the rear elevation and radiator.

BATHROOM

1.91m x 2.65m (6'3" x 8'8")

Fitted suite comprising bath with mira shower over and side screen, low flush WC, hand basin, extractor fan, tiled flooring, part tiled walls and opaque double glazed window to the rear elevation

OUTSIDE

Fully enclosed rear garden which is lawned, with patio seating area, outside tap, summer house with power connected.

Double driveway to the front of the property leading to integral garage.

INTEGRAL GARAGE

2.46m x 4.79m (8'0" x 15'8")

Up and over door.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

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

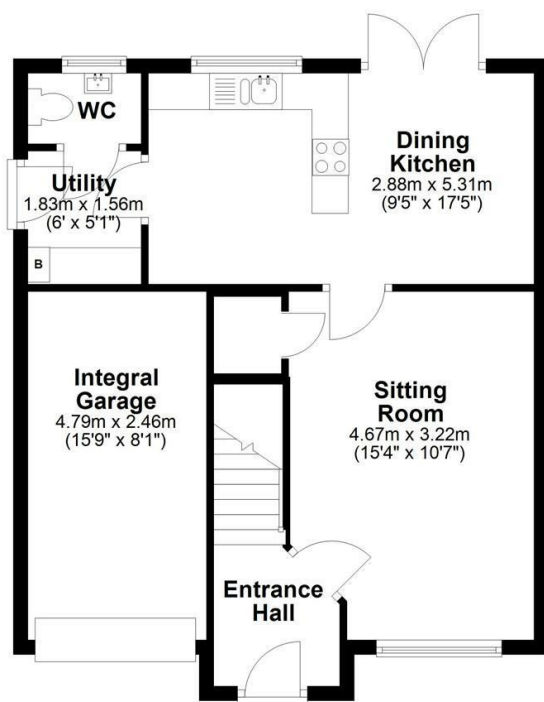
East Riding of Yorkshire Council - Council Tax Band E.

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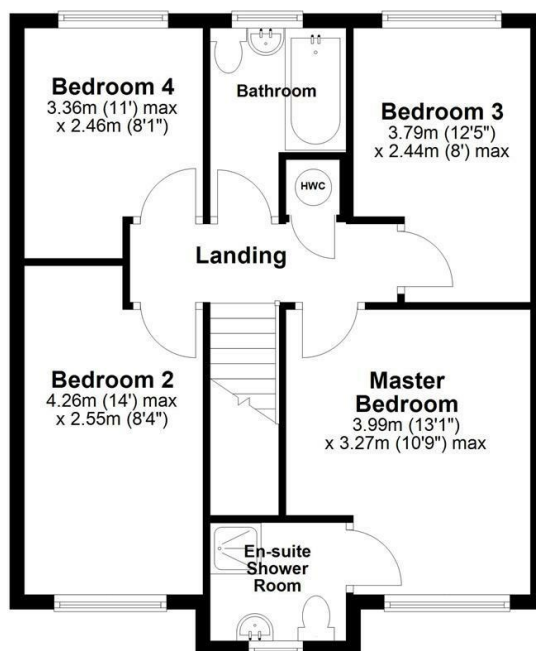


Estate Agents | Lettings Agents | Chartered Surveyors

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

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

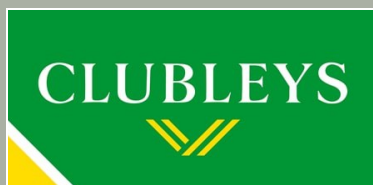
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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.



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		
(92 plus) A		94
(81-91) B	83	
(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.