



The Blackthorn, 6, Ward Close,
Pocklington, YO42 2WL
£795,000



"The Blackthorn" 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 log burner, making it perfect for the colder winter evenings. The study is ideal for home working.

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 Large double detached 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: New Build

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](http://www.broadvaluedevelopments.com) for further information.

ENTRANCE HALL

Underfloor heating and cloaks cupboard.

STUDY

3.75m x 2.16m (12'3" x 7'1")

Underfloor heating, window to front elevation.

LIVING ROOM

4.95m x 3.75m (16'2" x 12'3")

Underfloor heating. Log Burner with stone hearth.

CLOAKROOM/WC

Low flush WC, hand basin.

DINING FAMILY AREA

6.67m x 4.48m (21'10" x 14'8")

Underfloor heating, Bi-fold doors to rear garden.

FITTED KITCHEN

4.28m x 4.01m (14'0" x 13'1")

High quality Howden Joinery Kitchen with a solid surface worktop.

- Electric oven.
- Hob & extractor canopy.
- Integrated fridge/freezer & wine cooler.
- Dishwasher.
- Recessed ceiling spotlights.
- Bi-fold doors.

UTILITY

2.46m x 1.82m (8'0" x 5'11")

FIRST FLOOR LANDING

Fitted airing cupboard.

BEDROOM TWO

4.01m x 3.78m (13'1" x 12'4")

EN-SUITE SHOWER ROOM

- High quality white suite.
- Chrome taps and fittings.
- Shaver sockets and illuminated mirror.
- Recessed ceiling spotlights.
- Porcelanosa wall tiles.
- Heated chrome towel rail.
- Karndean Flooring.

BEDROOM THREE

3.75m x 3.34m (12'3" x 10'11")

Fitted Wardrobe.

BEDROOM FOUR

3.78m x 3.14m (12'4" x 10'3")

Fitted Wardrobe.

BEDROOM FIVE

3.75m x 2.57m (12'3" x 8'5")

HOUSE BATHROOM

- High quality white suite.
- Brushed brass taps and fittings.
- Shaver sockets and illuminated mirror.
- Recessed ceiling spotlights.
- Porcelanosa wall tiles.
- Heated brushed brass towel rail.
- Karndean Flooring.

SECOND FLOOR LANDING

MASTER BEDROOM

5.46m x 3.52m (17'10" x 11'6")

DRESSING AREA

4.65m x 2.18m (15'3" x 7'1")

EN-SUITE BATHROOM

- High quality white suite.
- Brushed Brass taps and fittings.
- Shaver sockets and illuminated mirror.
- Recessed ceiling spotlights.
- Porcelanosa wall tiles.
- Heated brass towel rail.
- Karndean Flooring.

DOUBLE DETACHED GARAGE

6.82m x 6.80m (22'4" x 22'3")

Remote controlled operated door.

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.

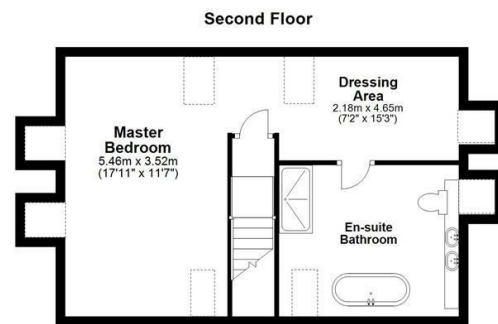
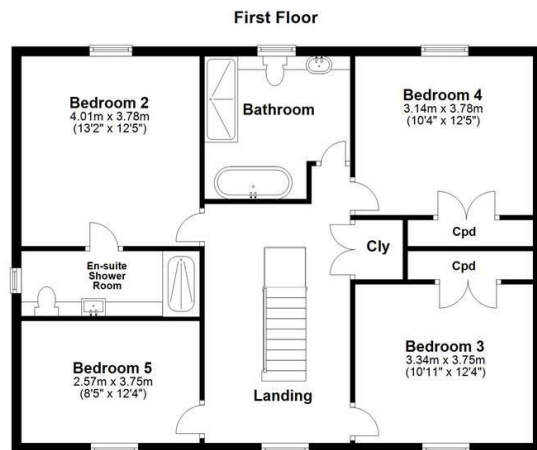
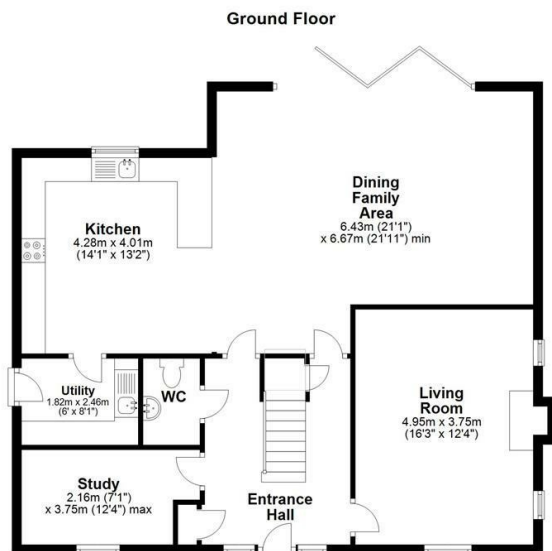
NHBC 10 Year Guarantee

7 kw EV electric vehicle charging point.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



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

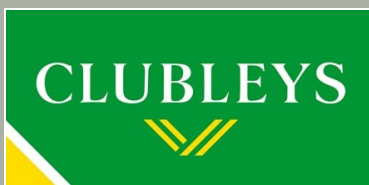
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (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.



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		
(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.