7, Lee Croft, Pocklington, YO42 2ZG
£320,000





Built in 2023 by Bellway Homes as part of their sought-after Artisan Collection, this beautifully presented 'Baxter' design offers stylish, modern accommodation, ideal for a variety of buyers.

The property opens into an entrance lobby leading to a welcoming sitting room. An inner hallway provides access to the staircase, a convenient cloakroom/WC and a spacious dining kitchen to the rear, complete with integrated appliances and ample space for family dining and entertaining.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, together with a contemporary family bathroom.

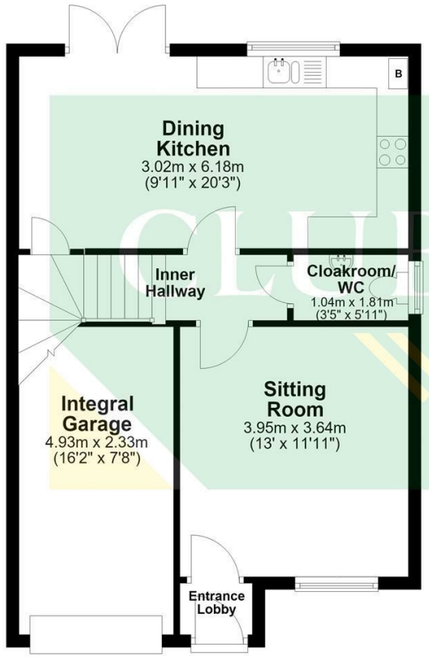
Externally, the property benefits from an integral garage and a driveway providing ample off-street parking for three vehicles. To the rear is a fully enclosed garden, mainly laid to lawn with a patio seating area.

A superb modern home and ready to move into. This is chain free property.

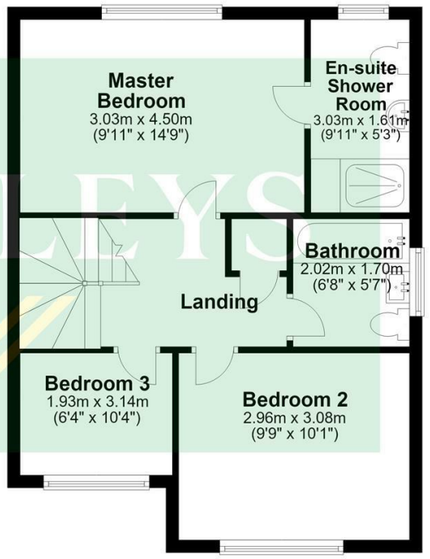
This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.

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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.

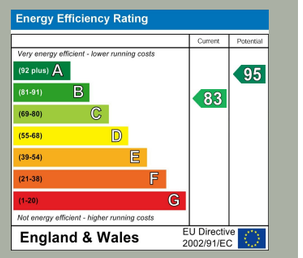
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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pocklington@clubleys.com
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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.

ENTRANCE LOBBY
Entered via a composite front entrance door and radiator.

SITTING ROOM
3.62m x 3.97 (11'10" x 13'0")
Double glazed window to the front elevation and a radiator.

INNER HALLWAY
Stairs to the first floor accommodation.

CLOAKROOM/WC
Fitted suite comprising low level WC, hand basin, radiator, and a opaque double glazed window to the side elevation.

DINING KITCHEN
6.18m x 3.04m (20'3" x 9'11")
Fitted with range of floor and wall cupboards, work surfaces incorporating stainless steel sink unit, four ring AEG hob with extractor hood above, integrated electric oven, integrated fridge/freezer, gas central heating boiler in concealed cupboard, radiator, under stairs cupboard, double glazed window to the rear elevation and double doors to the rear elevation.

LANDING
2.01m x 4.19m (6'7" x 13'8")
Storage cupboard, radiator and access to the loft.

MASTER BEDROOM
3.06m x 4.50m (10'0" x 14'9")
Double glazed window to the rear elevation and a radiator.

EN-SUITE SHOWER ROOM
1.61m x 3.04m (5'3" x 9'11")
Fitted suite comprising shower cubicle, floating push button Roca low level WC, floating Roca hand basin, chrome radiator, extractor fan, recess lighting and a opaque double glazed window to the side elevation.

BEDROOM TWO
3.09m x 2.92m (10'1" x 9'6")
Double glazed window to the front elevation and a radiator.

BEDROOM THREE
1.96m x 3.17m (6'5" x 10'4")
Double glazed window to the front elevation and a radiator.

FAMILY BATHROOM
1.69m x 2.00m (5'6" x 6'6")
Fitted suite comprising Roca bath with mixer tap and shower over, floating hand basin, low flush WC, chrome ladder style radiator, recess lighting, extractor fan, and a opaque double glazed window to the side elevation.

INTEGRAL GARAGE
2.40m x 4.88m (7'10" x 16'0")
Up and over door with power and light is connected.

OUTSIDE
Enclosed garden to the rear with patio seating area and an outside tap.
Double width driveway with external sockets.

ADDITIONAL INFORMATION
There is a management fee associated with this property.

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APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band D.



