



58, Barley Avenue,  
Pocklington, YO42 2RW  
£325,000



## ABOUT THE PROPERTY

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Standing in an enviable position backing onto open fields, this beautifully presented home enjoys stunning south-west facing views and spectacular evening sunsets to the rear.

Built in 2023 by Bellway, the popular Baxter design benefits from a number of quality builder upgrades and has been tastefully finished throughout.

The accommodation comprises an inviting entrance lobby, a front-facing sitting room, and an inner hallway with a convenient cloakroom/WC. To the rear is a generously sized dining kitchen, fitted with integrated appliances and offering the perfect space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern house bathroom.

Externally this is a double width driveway leading to the integral garage and enclosed rear garden.

We urge you to view.

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE LOBBY

Entered via a composite front entrance door.

#### SITTING ROOM

3.95m x 3.64m (12'11" x 11'11" )

A lovely room having Herringbone wood flooring, radiator and double glazed window to the front elevation.

#### INNER HALLWAY

Herringbone wood flooring and stairs to the first floor accommodation.

#### CLOAKROOM/WC

1.60m x 1.04m (5'2" x 3'4" )

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

#### DINING KITCHEN

6.18m x 3.02m (20'3" x 9'10" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, four ring gas hob with extractor hood over, integrated appliances including Zanussi oven, microwave, fridge/freezer, dishwasher and washer dryer. Wall mounted gas boiler in concealed cupboard, wood panelling to one wall, radiator, recess lighting, under stairs cupboard, herringbone laminate flooring, double doors to the rear elevation and double glazed window to the rear elevation.

#### LANDING

Radiator, storage cupboard and access to the loft.

#### MASTER BEDROOM

3.03m x 4.50m (9'11" x 14'9" )

Radiator and double glazed window to the rear elevation overlooking fields.

#### EN-SUITE SHOWER ROOM

1.61m x 3.03m (5'3" x 9'11" )

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, radiator, recess lighting, extractor fan and a opaque double glazed window to the rear elevation.

#### BEDROOM TWO

3.06m x 2.94m (10'0" x 9'7" )

Double glazed window to the front elevation and a radiator.

#### BEDROOM THREE

1.92m x 3.14m (6'3" x 10'3" )

Double glazed window to the front elevation and a radiator.

#### FAMILY BATHROOM

1.70m x 2.03m (5'6" x 6'7" )

Fitted suite comprising bath with mixer tap, Roca floating hand basin, low flush WC, radiator, upgraded tiled flooring, and a opaque double glazed window to the side elevation.

#### OUTSIDE

A fully enclosed, south-west facing rear garden enjoying fantastic sunsets and excellent privacy. The space features a lawned garden, raised planters, and a patio seating area ideal for outdoor dining. Practical additions include an external socket, outside tap and convenient side gate access.

#### INTEGRAL GARAGE

4.62m x 2.40m (15'1" x 7'10" )

Having an Up and over door and power and light is connected.

Double width driveway to the front.

#### ADDITIONAL INFORMATION

There is a management fee associated with this property.

#### APPLIANCES

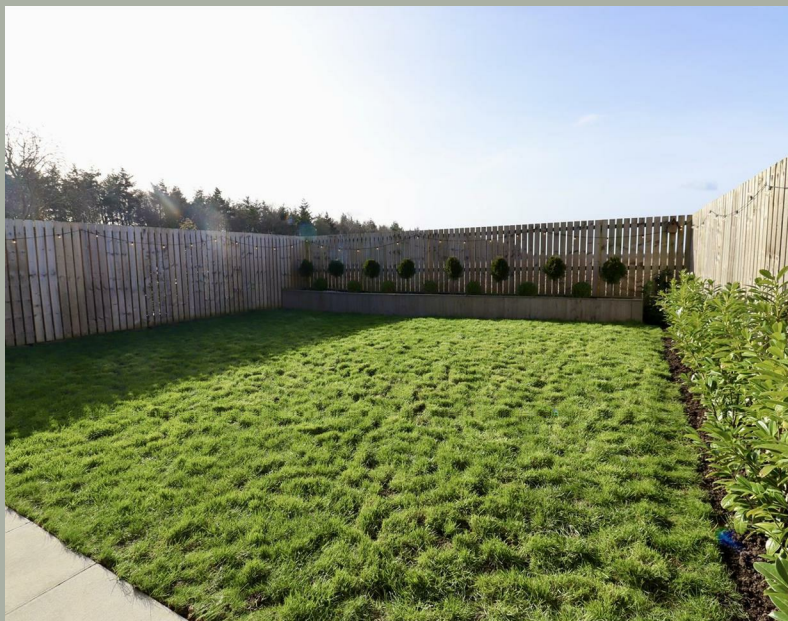
None of the above appliances have been tested by the Agent.

#### SERVICES

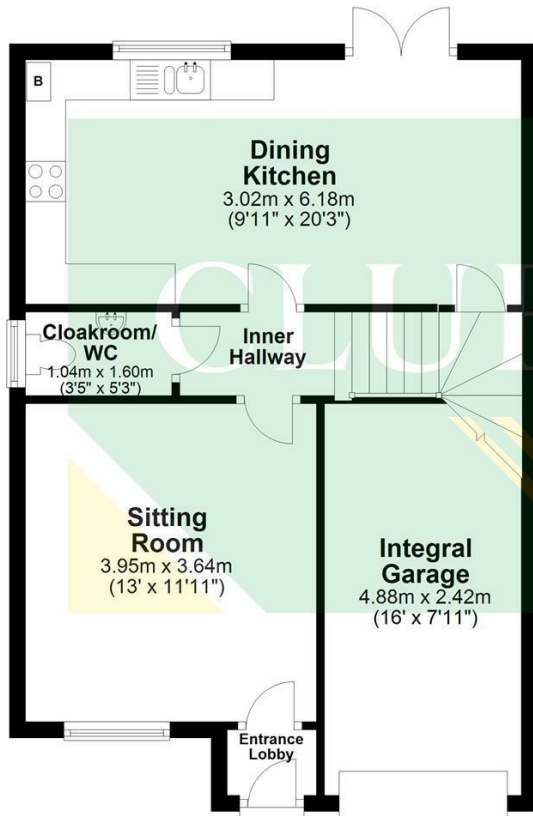
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

#### COUNCIL TAX

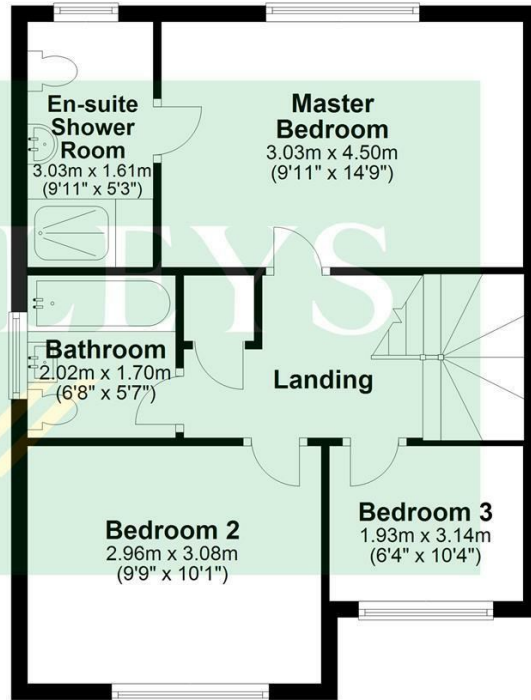
East Riding of Yorkshire Council - Council Tax Band D.



## Ground Floor



## First Floor



### 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.

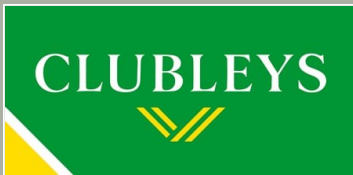
### MORTGAGES

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](mailto: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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(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.