



Payton Close, Pocklington, YO42 2NB  
Offers Over £240,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Payton Close, Pocklington, YO42 2NB

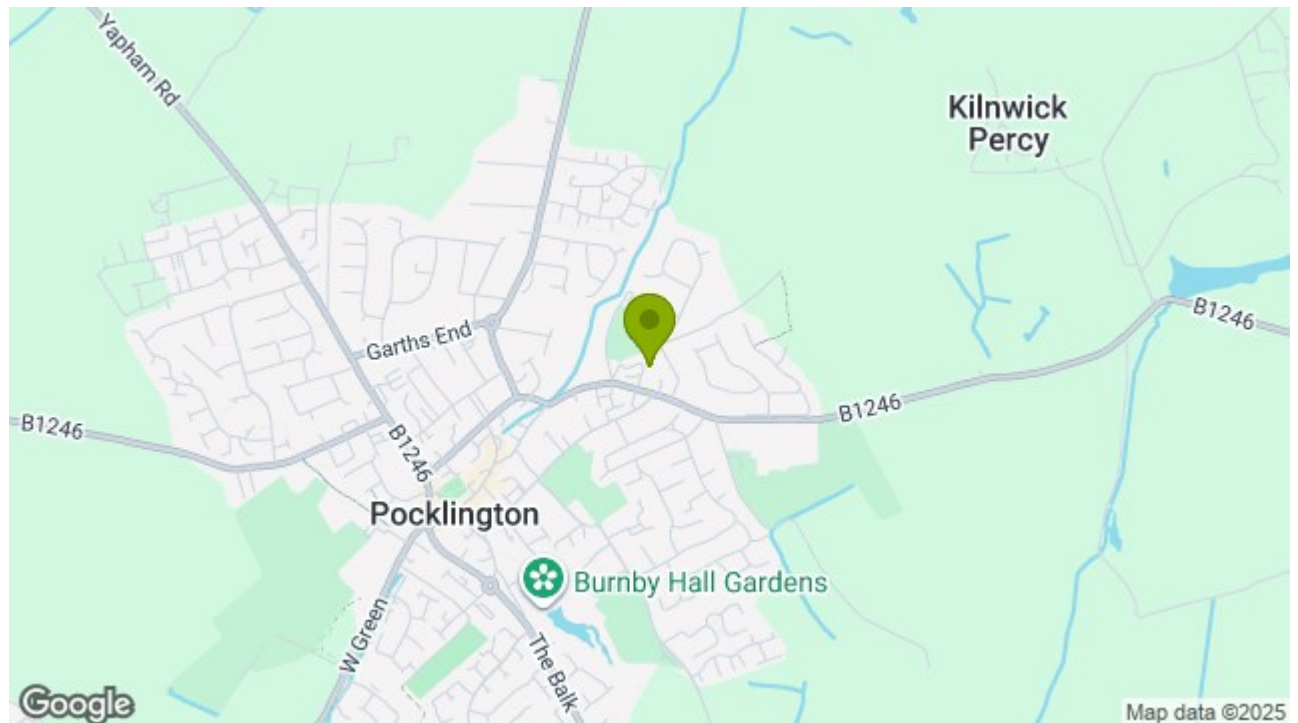
## Key Features

- Spacious Town House
- 4 Bedrooms
- Well Presented Throughout
- Versatile Accommodation With Flexible Living Spaces
- Useful Store/Utility
- Modern Kitchen & Bathroom
- Rear Garden
- Driveway Parking
- EPC = C
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This well-presented and generously proportioned town house offers flexible split-level accommodation, ideal for modern family living. The property boasts a stylish, fully equipped modern kitchen, a spacious lounge that flows seamlessly into a bright conservatory to the ground floor, a convenient WC and bedroom on the upper ground floor.

The first floor features two additional bedrooms and a contemporary family bathroom, while a further bedroom occupies the upper floor. Outside, the property benefits from off-street parking via a private driveway, a practical utility/store room, and a well-maintained rear garden—perfect for relaxing or entertaining.









## ACCOMMODATION

The split level accommodation comprises:

### GROUND FLOOR

#### KITCHEN

14'8" + entrance x 6'7" (4.47m + entrance x 2.01m)  
Accessed via a composite front entrance door. The kitchen is fitted with a coordinated range of wall and base units with complementary work surfaces incorporating a one and a half bowl stainless steel sink. Features include an induction hob with extractor hood above and integrated appliances such as an oven, microwave, fridge, and dishwasher. Stairs lead to the first-floor accommodation. Double glazed window to the front aspect. Internal door to through to:

#### LOUNGE

12' x 15' (3.66m x 4.57m)  
A good sized reception room with glazed window and French doors opening to:

#### CONSERVATORY

10'5" x 11'9" (3.18m x 3.58m)  
Of brick and uPVC construction with French doors opening to the rear garden.

### UPPER GROUND FLOOR

#### LANDING

#### W.C.

Fitted with a two piece suite comprising WC and wash basin.

#### BEDROOM 3

8'7" x 7'8" (2.62m x 2.34m)  
A good sized and versatile bedroom, with a glazed window to the front elevation.

### FIRST FLOOR

### LANDING

#### BEDROOM 1

12' x 8'9" (3.66m x 2.67m)  
A double bedroom with a glazed window to the rear elevation.

#### BATHROOM

8'3" x 5'7" (2.51m x 1.70m)  
Fitted with a three piece suite including a panelled bath with thermostatic shower over and glazed screen, WC and wash basin. There is tiling to the walls, a heated towel rail and a window to the rear.

#### BEDROOM 4

8'7" x 6'6" (2.62m x 1.98m)  
With a glazed window to the front elevation.

### UPPER FLOOR

#### LANDING

With built-in storage cupboard.

#### BEDROOM 2

11'6" x 7'8" (3.51m x 2.34m)  
With a dormer style glazed window to the front elevation.

### OUTSIDE

#### STORE/UTILITY

10'2" x 7'4" (3.10m x 2.24m)  
A versatile external store/utility space benefiting from underfloor heating. There is plumbing for an automatic washing machine, wall mounted boiler and a glazed door and window to the front elevation.

#### FRONT

A block paved driveway provides off street parking to the front of the property.

### REAR

The rear garden is laid to lawn and has a paved patio providing a useful seating area. There is timber fencing to the perimeter and a gate providing rear access.

### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### TENURE

We understand that the property is Freehold.

### VIEWINGS

Strictly by appointment with the sole agents.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.







Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken

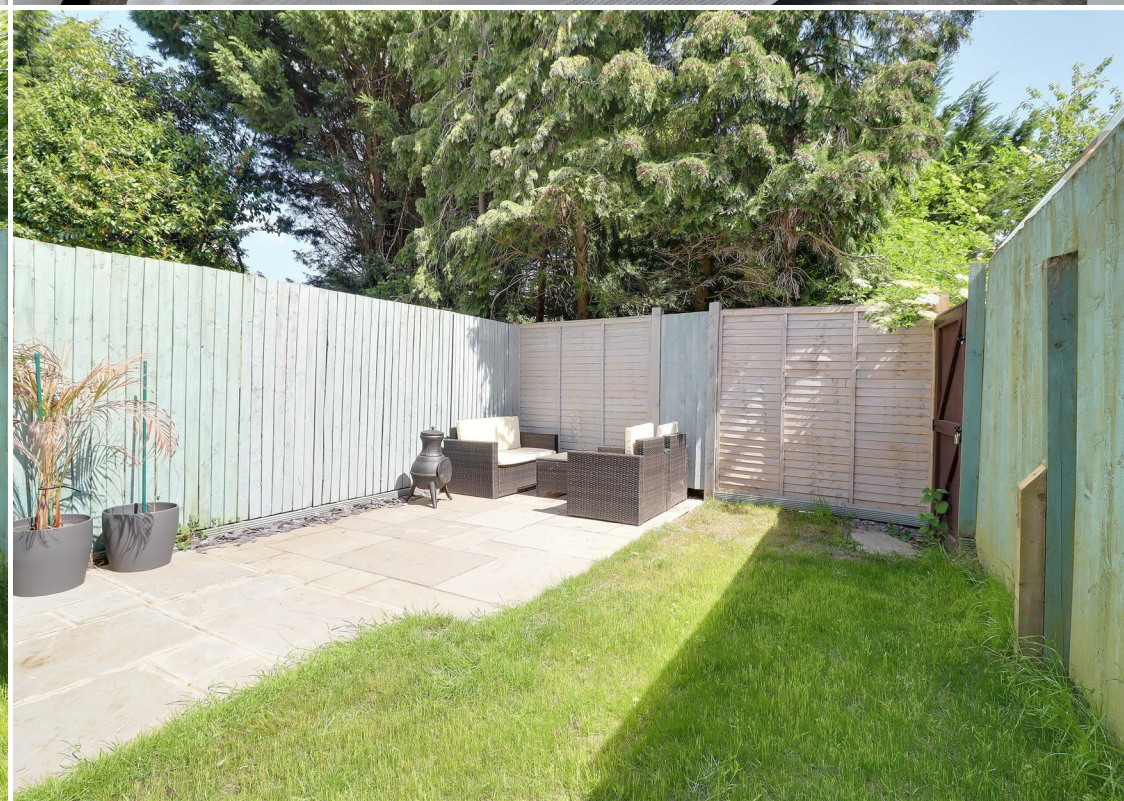
any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

### AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.









TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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