



4, Easton Avenue,
Pocklington, YO42 2SG
£400,000



ABOUT THE PROPERTY

Built by Bellway Homes, this beautifully presented detached family home offers stylish and modern living throughout. A real standout feature is the impressive open-plan kitchen, dining, and living space. The current owners have enhanced this area with striking kitchen units, complemented by a premium quartz worktop installed by Wren Kitchens, creating a contemporary and elegant finish.

The kitchen also benefits from integrated appliances, including a fridge/freezer and dishwasher, providing both convenience and functionality. In addition, there is a separate utility with space and plumbing for a washing machine, along with a cupboard housing the combination boiler.

To the front of the property is a bright and airy living room, featuring stylish white plantation-style shutters, which add both character and privacy.

The welcoming entrance hallway includes a downstairs WC and a useful understairs storage cupboard.

The first floor offers four well-proportioned double bedrooms, providing excellent accommodation for family living.

The principal bedroom, positioned at the front of the property, benefits from useful alcoves that are ideal for fitted wardrobes or bespoke storage. This room also features a private en-suite, fitted with a double walk-in shower cubicle,

Bedroom Two also offers an en-suite shower room.

Serving the remaining two bedrooms is the family bathroom.

Externally there are wonderful gardens, double width driveway and integral garage.

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 a front entrance door, understairs cupboard, tiled flooring and radiator.

CLOAKROOM

1.51m x 1.24m

Fitted suite comprising low level WC, vanity wash hand basin, radiator and extractor fan.

SITTING ROOM

4.60m x 3.48m (15'1" x 11'5")

Double glazed window to the front elevation with fitted shutters and radiator

KITCHEN/DINING/LIVING SPACE

8.33m x 3.24m (27'3" x 10'7")

Fitted with a comprehensive arrangement of floor and wall cupboards with quartz worktops, "blanco" one and half sink unit with mixer tap, Bosch built in oven, microwave, four ring gas hob with extractor hood over, recess lighting, double glazed window to the rear elevation, double doors giving access to the garden and tiled flooring.

UTILITY

1.66m x 1.23m (5'5" x 4'0")

Plumbing for washing machine and gas central heating combination boiler in concealed cupboard.

LANDING

Access to loft and storage cupboard.

MASTER BEDROOM

4.63m x 3.13m (15'2" x 10'3")

Double glazed window to the rear elevation with fitted shutters and radiator.

EN-SUITE SHOWER ROOM

2.09m x 2.31m (6'10" x 7'6")

Good sized shower cubicle, low level WC, wash hand basin and opaque double glazed window to the front elevation.

BEDROOM TWO

3.94m x 3.18m (12'11" x 10'5")

Double glazed window to the rear elevation and radiator

EN-SUITE SHOWER ROOM

2.16m x 1.38m (7'1" x 4'6")

Fitted shower cubicle, low level WC, "roca" hand basin and tiled flooring

BEDROOM THREE

4.69m x 2.69m (15'4" x 8'9")

Double glazed window to the front elevation and radiator.

BEDROOM FOUR

3.98m x 2.29m (13'0" x 7'6")

Double glazed window to the rear elevation and radiator.

BATHROOM

1.90m x 1.70m (6'2" x 5'6")

Bath with mixer tap with shower attachment, low level WC, pedestal wash hand basin, chrome radiator and tiled flooring.

INTEGRAL GARAGE

2.59m x 5.27m (8'5" x 17'3")

Having up and over garage door, power and light is connected.

GARDENS

Externally, the current owners have created a beautifully landscaped and sociable outdoor space. The garden features an extended patio area, ideal for outdoor dining and entertaining, which leads onto a well-maintained lawn.

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 Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX





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.

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		92
(81-91)	B	84	
(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.