



3, Cross Grove,  
Pocklington, YO42 2YJ  
Offers Over £400,000



Families will adore this spacious, four bedroom detached family home with integral garage and classic design features. The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light.

There is a useful downstairs cloakroom, perfect for busy family life and at the heart of the property is an impressive, high specification kitchen with dining area, a true hub of the home that brings the family together. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room with access to the garden and the integral garage.

The upstairs landing leads to four, fabulous double bedrooms and a modern yet elegant family bathroom. The magnificent master bedroom offers true luxury with its own stylish en-suite shower room and glamorous dressing area, a real retreat after a busy day.

The furniture is available by separate negotiation.

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



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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: E

#### ENTRANCE HALL

3.06m x 1.54m (10'0" x 5'0" )

Stairs to first floor accommodation, wood effect tiles floor and radiator .

#### LOUNGE

3.60m x 4.75m (11'9" x 15'7")

Double glazed bay window to the front, double glazed window to the side, spot lights. wall mounted air conditioning unit , radiator.

#### CLOAKROOM/WC

0.91m x 1.84m (2'11" x 6'0" )

Opaque double glazed window to the side, low flush WC, wash hand basin, tiled flooring, radiator, spot lights and radiator.

#### KITCHEN DINER

5.38m x 4.79m (17'7" x 15'8")

Fitted with a range of wall and base units with working surfaces, undercounter and plinth lighting. 4 ring gas hob with extractor hood over, built in electric oven, integrated fridge freezer, dishwasher and wine fridge, stainless steel sink unit with mixer tap, double glazed window to the rear, tiled flooring, ceiling spot lights, radiator and patio doors onto the garden.

#### UTILITY AREA

2.98m x 1.36m (9'9" x 4'5")

Integrated washing machine and tumble dryer, working surface and wall mounted cupboard. rear entrance door, radiator and tiled floor.

#### LANDING

4.04m x 2.33m (13'3" x 7'7")

Loft access, radiator and airing cupboard housing hot water cylinder.

#### MASTER BEDROOM

3.60m extending to 4.49m x 3.12m (11'9" extending to 14'8" x 10'2" )

Double glazed window to the front, fitted wardrobes, air conditioning unit, radiator, spot lights and feature bedside lighting.

#### EN-SUITE SHOWER ROOM

2.48m x 1.76m (8'1" x 5'9")

Double shower cubicle with rainfall shower head, vanity wash hand basin, low flush WC, opaque double glazed window to the side, fully tiled, ceiling spot lights, chrome radiator and extractor fan.

#### BEDROOM TWO

3.87m x 3.20m (12'8" x 10'5")

Double glazed window to the rear, sliding fitted wardrobes, radiator and ceiling spot lights.

#### BEDROOM THREE

3.07m x 3.10m (10'0" x 10'2")

Double glazed window to the front, fitted wardrobes, radiator and ceiling spot lights.

#### BEDROOM FOUR

3.04m x 3.06m to wardrobes (9'11" x 10'0" to wardrobes)

Double glazed window to the rear, fitted sliding wardrobes. ceiling spot lights and radiator.

#### BATHROOM

2.67m x 2.01m (8'9" x 6'7" )

Opaque double glazed window to the rear, fully tiled, bath with mixer tap, shower cubicle, vanity wash hand basin, WC, chrome radiator, ceiling spot lights and extractor fan.

#### INTEGRAL GARAGE

6.00m x 2.99m (19'8" x 9'9")

Remote control operated up and over door, power and light. Wall mounted gas central heating boiler.

#### 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. Full fibre broadband and telephone connection subject to renewal by BT.

#### COUNCIL TAX

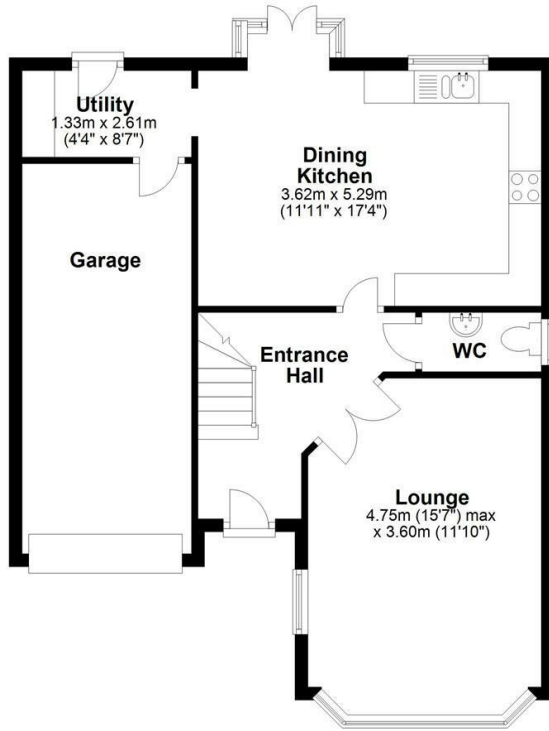
East Riding of Yorkshire Council - Council Tax Band E.

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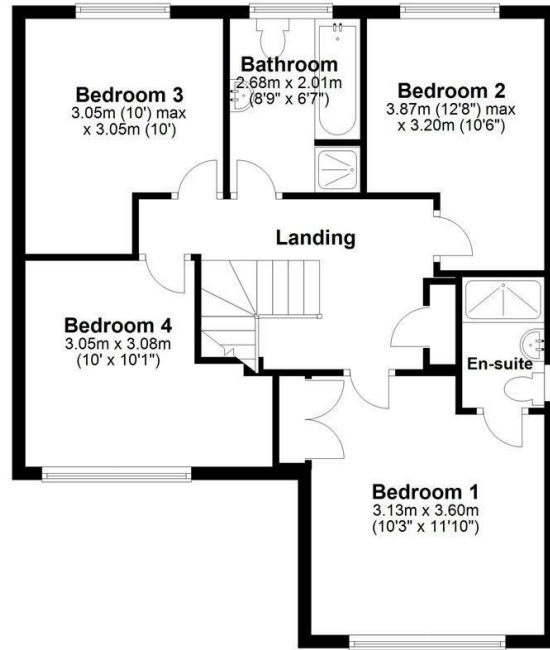


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### Ground Floor



### 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

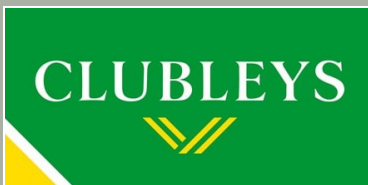
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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.