



The Bracebridge, The Balk,
Pocklington, YO42 2NY
£385,000



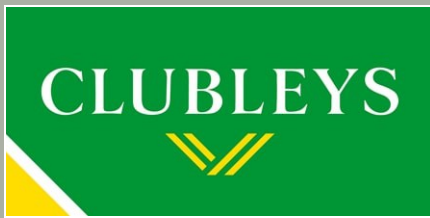
AVAILABLE WITH PART EXCHANGE GUARANTEE PLUS STAMP DUTY PAID WITH UPGRADES.

The Bracebridge features an open-plan kitchen dining area and French doors leading to the garden.

There is a bedroom, separate lounge with glazed window and a study or a additional bedroom. The main bathroom is located on the ground floor.

On the first floor, there are two double bedrooms, plus a handy shower room.

This home comes complete with two parking spaces and is located in a cul-de-sac position with stunning views.



Tenure: Freehold
East Riding of Yorkshire
BAND: New Build

ENTRANCE HALL

BEDROOM ONE

4.29m x 3.38m (14'1 x 11'1)

BATHROOM

3.38m x 2.18m (11'1 x 7'2)

BEDROOM TWO

2.64m x 2.54m (8'8 x 8'4)

KITCHEN/DINING

3.80m x 3.45m (12'5" x 11'3")

LOUNGE

5.52m x 4.12 (18'1" x 13'6")

BEDROOM THREE

6.48m x 4.82m (21'3" x 15'9")

BEDROOM FOUR

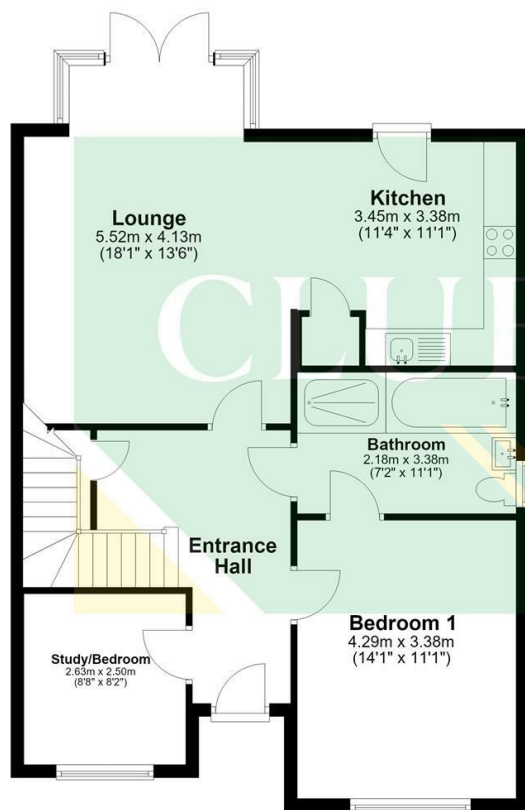
3.75m x 3.39m (12'3" x 11'1")

SHOWER ROOM

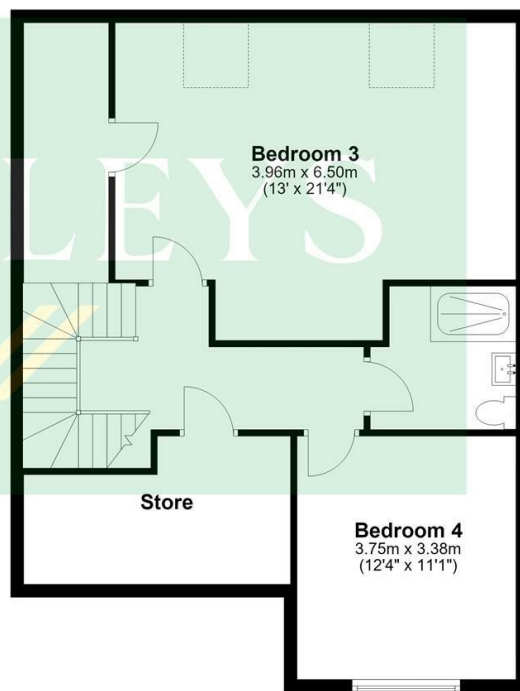
2.21m x 1.79m (7'3" x 5'10")



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

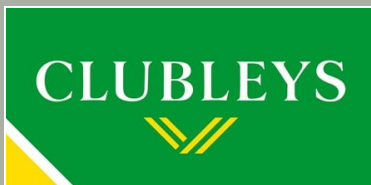
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.