3, Barley Avenue, Pocklington, YO42 2RW
£365,000







A modern family home with space to grow, work and play. Built in 2019 by Bellway Homes to their popular 'Middleham' design, this immaculate four-bedroom detached property offers approximately 1,194 sq ft of thoughtfully designed accommodation. The converted garage provides a versatile study or playroom, ideal for home working or growing families.

Inside, a welcoming entrance hall leads to a spacious lounge, downstairs WC and a stylish dining kitchen with integrated appliances, creating a sociable space for everyday living and entertaining.
Upstairs are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a contemporary family bathroom.

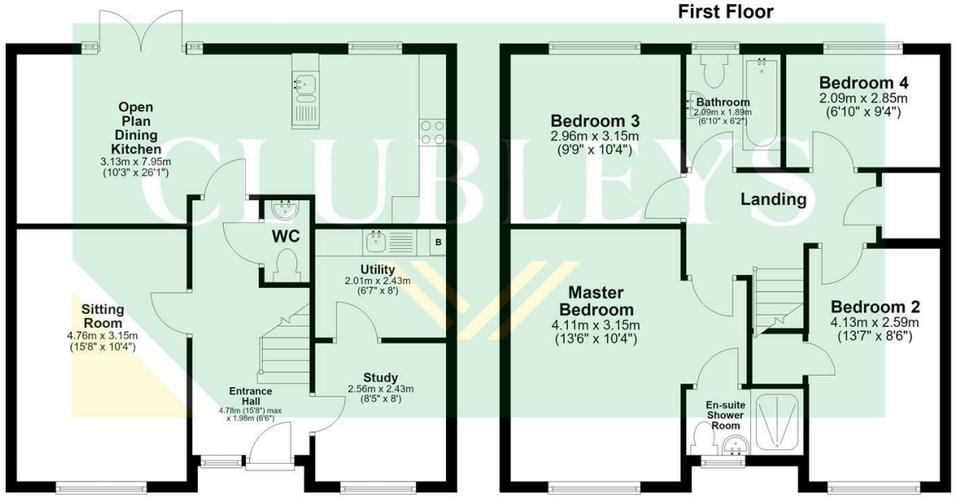
Outside, an enclosed rear garden offers space to relax and entertain, while double-width parking to the front adds everyday convenience.

With flexible living space, four bedrooms and immaculate interiors, this is a home that deserves to be seen. Contact Clubleys today to arrange your viewing and discover everything it has to offer.

Freehold. East Riding of Yorkshire Council – Council Tax Band E.

rightmove www.clubleys.com ZOOPLA

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.

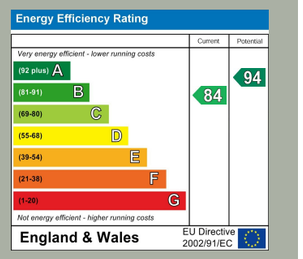
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

ENTRANCE HALL
4.78m x 1.97m (15'8" x 6'5")
Entered via a front entrance door, having stairs to the first floor accommodation and a electric heater.

CLOAKROOM/WC
1.62m x 0.84m (5'3" x 2'9")
Fitted suite comprising wash hand basin, low flush WC, recess lighting, and a radiator.

SITTING ROOM
4.77m x 3.15m (15'7" x 10'4")
Double glazed window to the front elevation and radiator.

OPEN PLAN DINING KITCHEN
7.95m x 3.15m max (26'0" x 10'4" max)
Fitted with range of wall and floor cupboards, working surfaces with double electric oven, four ring gas hob, one and half bowl sink unit, built in dishwasher, double radiator, recessed ceiling lighting, double glazed window to rear and double doors leading to the garden.

STUDY
2.56m x 2.43m (8'4" x 7'11")
This was a previously the garage that could be converted, double glazed window to the front elevation and a electric heater.

UTILITY
2.01m x 2.44m (6'7" x 8'0")
Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, plumbing for a washing machine, extractor fan and wall mounted Ideal combination boiler.

LANDING
3.35m x 1.70m (10'11" x 5'6")
Airing cupboard, radiator and access to loft which is boarded with loft ladder.

MASTER BEDROOM
4.11m x 3.13m (13'5" x 10'3")
Double glazed window to the front elevation, fitted wardrobes and a radiator.

EN-SUITE SHOWER ROOM
2.02m x 1.18m (6'7" x 3'10")
Fitted suite comprising shower cubicle, Roca hand basin, low flush WC with push button, radiator, extractor fan, recess lighting and a opaque double glazed window to the front elevation.

BEDROOM TWO
4.13m x 2.60m (13'6" x 8'6")
Double glazed window to the front elevation, radiator and a storage cupboard.

BEDROOM THREE
3.18m x 2.96m (10'5" x 9'8")
Double glazed window to the rear elevation, fitted wardrobes and a radiator.

BEDROOM FOUR
2.85m x 2.08m (9'4" x 6'9")
Double glazed window to the rear elevation, fitted wardrobes and a radiator.

FAMILY BATHROOM
2.09m x 1.89m (6'10" x 6'2")
Fitted suite comprising panelled bath with mixer tap and shower over, low flush WC, hand basin, extractor fan, recess lighting, radiator and an opaque double glazed window to the rear elevation.

OUTSIDE
Fully enclosed south facing rear garden, mainly laid to lawn with established borders, potting shed and a outside tap.
Block paved double width driveway to the front of the property.

ADDITIONAL INFORMATION
There is a service charge associated with this property.

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

SERVICES
Mains Gas, Water, Electricity, and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band E.

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.



