



63, Barley Avenue,
Pocklington, YO42 2RW
£320,000



ABOUT THE PROPERTY

Built in 2023 by Bellway Homes as part of the sought-after Artisan Collection, this stylish "Baxter" design offers contemporary accommodation perfectly suited to first-time buyers, growing families and downsizers alike.

The property welcomes you with an entrance lobby leading into a bright front-facing sitting room, while an inner hallway with staircase, cloakroom/WC and a spacious dining kitchen overlooking the rear garden complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys a double-width driveway leading to an integral garage, along with an enclosed attractive well established rear garden providing an excellent space for relaxing and entertaining.

Offered with no forward chain.

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







Tenure: Freehold
East Riding of Yorkshire
Band: D

ENTRANCE LOBBY

Entered via a composite front entrance door, having laminate flooring, and a radiator.

SITTING ROOM

3.61m x 3.94m (11'10" x 12'11")

Double glazed window to the front elevation and a radiator.

INNER HALLWAY

Laminate flooring and stairs to the first floor accommodation.

CLOAKROOM/WC

1.07m x 1.79m (3'6" x 5'10")

Fitted suite comprising a hand basin, low flush WC, radiator, and opaque double glazed window to the side elevation.

DINING KITCHEN

3.02m x 6.17m (9'10" x 20'2")

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit and four ring gas hob with extractor hood above, integrated appliances including fridge/freezer, eye level oven, dishwasher, and a washing machine. Gas boiler in concealed cupboard, under stairs cupboard, designer radiator, laminate flooring, double doors to the rear elevation, and double glazed window to the rear elevation.

LANDING

Airing cupboard housing hot water cylinder, laminate flooring, radiator, and access to the loft.

MASTER BEDROOM

3.02m x 4.49m (9'10" x 14'8")

Fitted wardrobes, laminate flooring, radiator, and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

3.02m x 1.61m (9'10" x 5'3")

Fitted suite comprising good sized shower cubicle, floating hand basin, low flush WC, chrome radiator, fully tiled walls and floor, opaque double glazed window to the rear elevation.

BEDROOM TWO

2.92m x 3.09m (9'6" x 10'1")

Double glazed window to the front elevation with open views, laminate flooring, and a radiator.

BEDROOM THREE

3.16m x 1.94m (10'4" x 6'4")

Double glazed window to the front elevation, laminate flooring, and a radiator.

FAMILY BATHROOM

1.69m x 2.03m (5'6" x 6'7")

Fitted suite comprising bath with shower over and side screen, pedestal hand basin, chrome towel radiator, low flush WC, tiled flooring, radiator and opaque double glazed window to the side elevation.

INTEGRAL GARAGE

4.92m x 2.32m (16'1" x 7'7")

Up and over door, with power and light connected.

OUTSIDE

Enclosed rear garden with established borders, variety of trees, shrubs extensive patio with further gravelled patio. Complete with an outside tap and electric socket.

Block paved driveway to the front.

ADDITIONAL INFORMATION

There is a maintenance fee associated with this property.

APPLIANCES

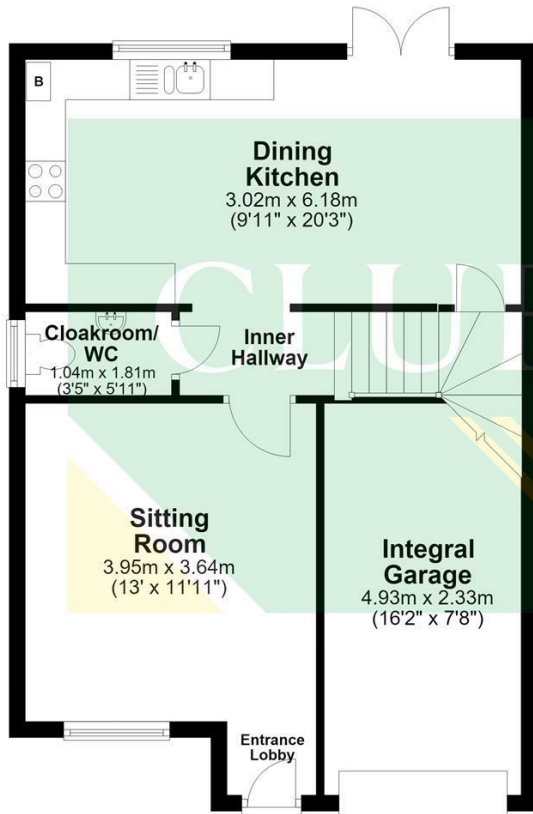
None of the above appliances have been tested by the Agent.

SERVICES

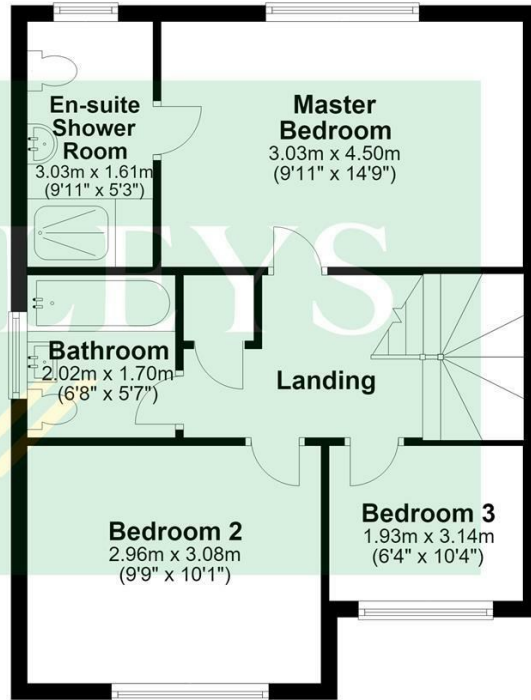
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.



Ground Floor



First Floor



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.

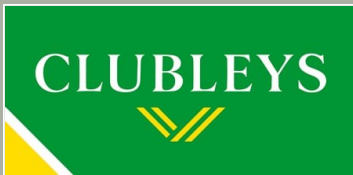
MORTGAGES

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		95
(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.