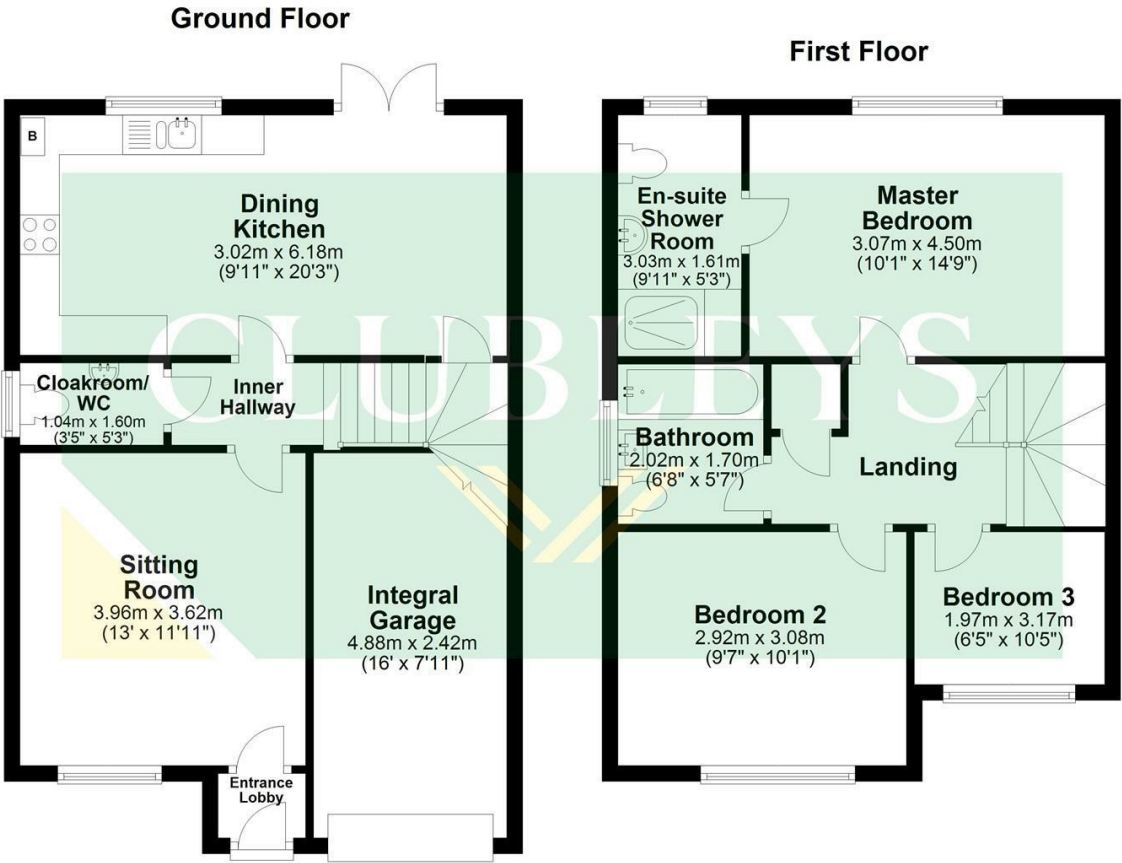


5, Lee Croft,  
Pocklington, YO42 2ZG  
£320,000



**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.

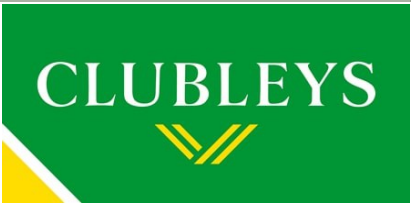
**MATERIAL INFORMATION**

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.

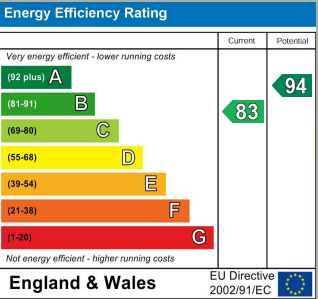
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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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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.



Built in 2023 by Bellway Homes as part of the sought-after Artisan Collection, this beautifully presented 'Baxter' design offers stylish, well-planned accommodation, perfectly suited to a wide range of buyers.

The property welcomes you with an entrance lobby leading into a bright front-facing living room. An inner hallway provides access to the staircase, a convenient cloakroom/WC, and a spacious dining kitchen to the rear with integrated appliances, ideal for both everyday family living and entertaining.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. Two further bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from an integral garage and a double-width driveway providing ample off-street parking. To the rear is a fully enclosed, low-maintenance garden, thoughtfully landscaped with porcelain patio tiles and high-quality artificial lawn, creating an attractive outdoor space to enjoy throughout the year.

This superb modern home is presented in excellent condition throughout and is sure to appeal to first-time buyers, growing families and those looking to downsize alike.

Early viewing is highly recommended and is strictly by appointment through the selling agents.

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



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**ENTRANCE LOBBY**

Entered via a composite front entrance door and radiator.

**SITTING ROOM**

3.62m x 3.97m

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

**INNER HALLWAY**

Stairs to the first floor accommodation.

**CLOAKROOM/WC**

Fitted suite comprising low level WC, hand basin, radiator, opaque double glazed window to the side elevation and tiled flooring.

**DINING KITCHEN**

6.18m x 3.04m

Fitted with range of floor and wall cupboards, Quartz work surfaces incorporating stainless steel sink unit, four ring gas hob with extractor hood above, integrated electric oven, integrated fridge/freezer and dishwasher, gas central heating boiler in concealed cupboard, tiled flooring, radiator, under stairs cupboard, double glazed window to the rear elevation and double doors to the rear elevation.

**LANDING**

Storage cupboard, radiator and access to the loft.

**MASTER BEDROOM**

3.06m x 4.50m

Double glazed window to the rear elevation, wooden panelling to wall and radiator.

**EN-SUITE SHOWER ROOM**

1.61m x 3.04m

Fitted suite comprising shower cubicle, floating push button Roca low level WC, floating Roca hand basin, chrome radiator, tiled flooring, extractor fan, recess lighting and a opaque double glazed window to the side elevation.

**BEDROOM TWO**

3.09m x 2.92m

Double glazed window to the front elevation and a radiator.

**BEDROOM THREE**

1.96m x 3.17m

Double glazed window to the front elevation and a radiator.

**FAMILY BATHROOM**

1.69m x 2.00m

Fitted suite comprising Roca bath with mixer tap and shower over, floating hand basin, low flush WC, radiator, recess lighting, extractor fan, tiled flooring and a opaque double glazed window to the side elevation.

**INTEGRAL GARAGE**

2.40m x 4.88m

Up and over door with power and light is connected.

**GARDEN**

Fenced and enclosed with Astro turf, porcelain patio and outside tap. Double width driveway with external sockets.

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band D.

