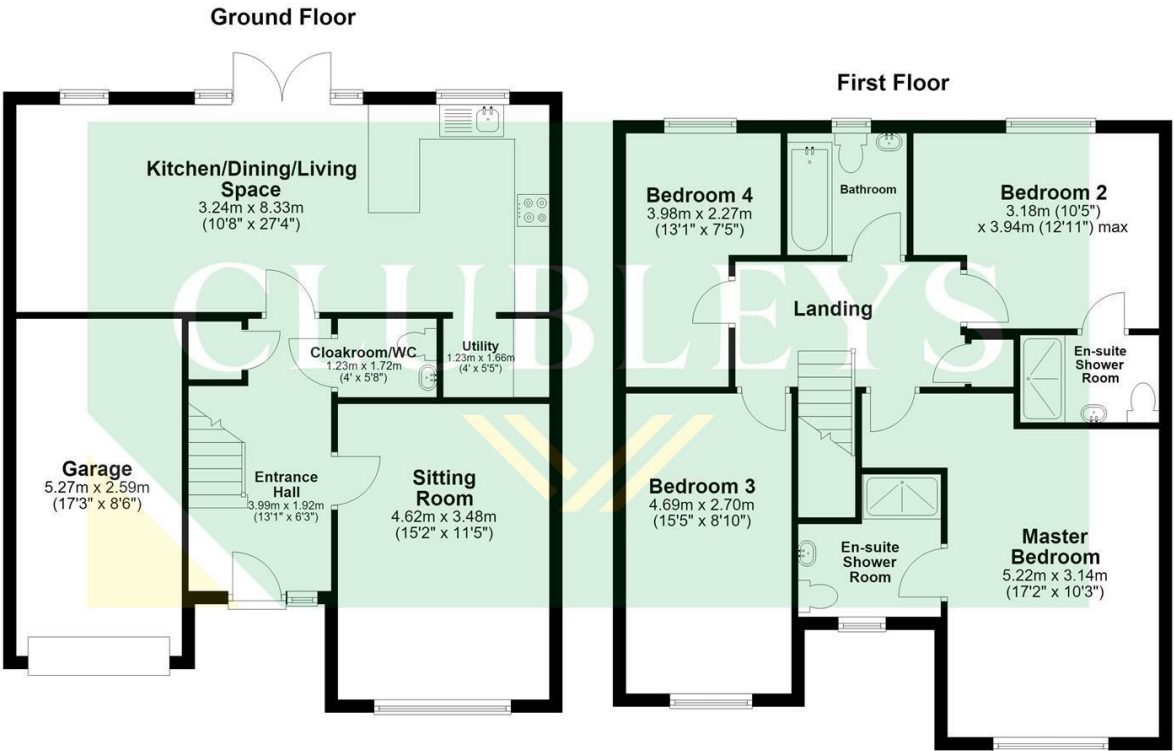


20, Roman Drive,
Pocklington, YO42 2SE
£415,000



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.

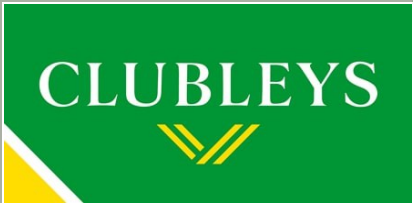
MATERIAL INFORMATION

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.

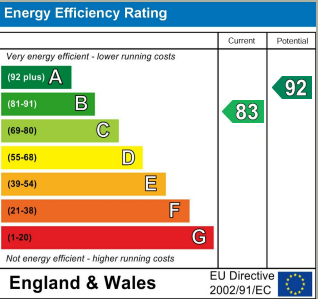
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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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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.



Built by Bellway Homes, this beautifully presented detached family home offers stylish, modern living throughout. This impressive open-plan kitchen, dining, and living area—perfect for both everyday family life and entertaining. This space is complemented by a separate utility room with plumbing for a washing machine and a cupboard housing the combination boiler.

To the front of the property, a bright and airy living room provides a welcoming retreat. The entrance hallway is equally inviting, featuring a convenient downstairs WC and a useful understairs storage cupboard. Upstairs, the first floor boasts four generously sized double bedrooms, ideal for growing families. The principal bedroom, located at the front, includes a private en-suite with a double walk-in shower. Bedroom two also enjoys the luxury of its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Externally, the property continues to impress with its wonderful garden with double width driveway and integral garage.

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

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ENTRANCE HALL

3.99m x 1.92m (13'1" x 6'3")

Entered via a front entrance door, understairs cupboard and a radiator.

CLOAKROOM/WC

1.21m x 1.73m (3'11" x 5'8")

Fitted suite comprising low level WC, vanity wash hand basin, radiator, recess lighting, tiled flooring and a extractor fan.

SITTING ROOM

4.60m x 3.48m (15'1" x 11'5")

Double glazed window to the front elevation, wood panelling and a radiator.

KITCHEN/DINING/FAMILY ROOM

8.33m x 3.24m (27'3" x 10'7")

Fitted with a range of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, Zanussi built in oven, four ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, recess lighting, radiator, two double glazed windows to the rear elevation and double doors leading to the rear garden.

UTILITY

1.66m x 1.23m (5'5" x 4'0")

Plumbing for a washing machine and gas central heating boiler in concealed cupboard.

LANDING

Storage cupboard and access to the loft via a pull down ladder which is part boarded.

MASTER BEDROOM

5.25m x 3.13m (17'2" x 10'3")

Double glazed window to the front elevation, wood panelling and a radiator.

EN-SUITE SHOWER ROOM

2.28m x 1.55m (7'5" x 5'1")

Good sized shower cubicle, low level WC, wash hand basin, radiator, tiled flooring, extractor fan, recess lighting and a opaque double glazed window to the front elevation.

BEDROOM TWO

3.10m x 3.87m (10'2" x 12'8")

Double glazed window to the rear elevation, wood panelling and a radiator.

EN-SUITE SHOWER ROOM

2.16m x 1.38m (7'1" x 4'6")

Fitted suite comprising shower cubicle, low level WC, Roca hand basin, tiled flooring, recess lighting and a extractor fan.

BEDROOM THREE

4.66m x 2.70m (15'3" x 8'10")

Double glazed window to the front elevation and a radiator.

BEDROOM FOUR

3.98m x 2.29m (13'0" x 7'6")

Double glazed window to the rear elevation and a radiator.

BATHROOM

1.90m x 1.70m (6'2" x 5'6")

Fitted suite comprising bath with mixer tap, low level WC, wash hand basin, radiator, tiled flooring, recess lighting, extractor fan and an opaque double glazed window to the rear elevation.

INTEGRAL GARAGE

2.59m x 5.27m (8'5" x 17'3")

Having up and over garage door and power and light is connected.

OUTSIDE

The property benefits from a fully enclosed rear garden, mainly laid to lawn with an extensive patio seating area and a further gravelled seating area, providing plenty of space for outdoor dining and entertaining. The garden also features raised planters and an outside tap.

To the front, a block paved driveway provides off-street parking, leading to the integral garage.

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. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

