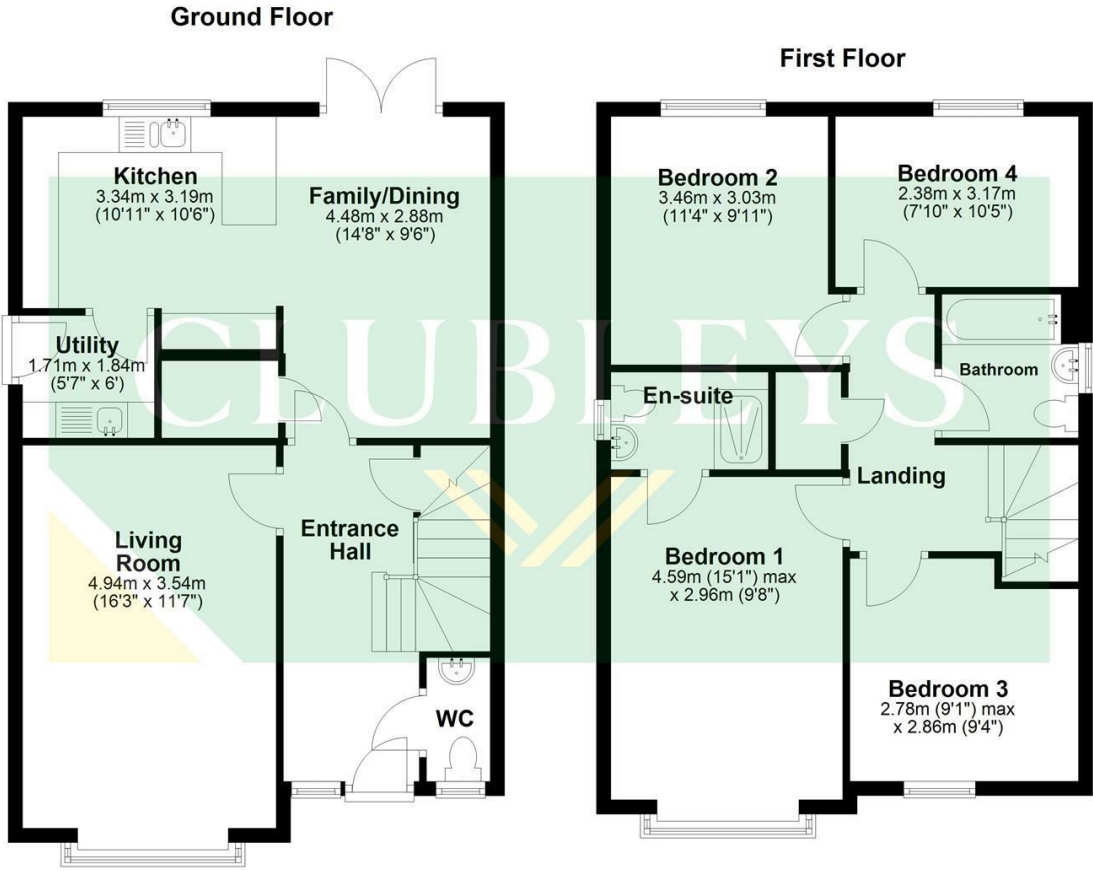




44, Barley Avenue,  
Pocklington, YO42 2RW  
£390,000



**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**

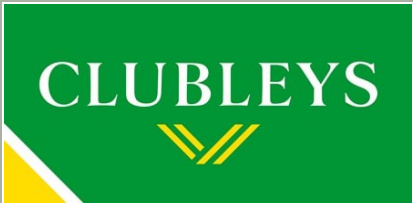
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

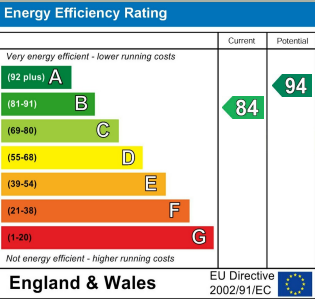
**MORTGAGES**

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](mailto: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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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.



Offering for sale this well-appointed detached home, built by Bellway Homes in 2023, offering over 1,184 square feet of accommodation. The property is welcomed by a spacious entrance hallway with a downstairs cloakroom. The lounge is positioned to the front of the property allowing plenty of natural light to flow through. The fitted kitchen/family/dining room is the true hub of the home, offering an excellent range of fitted cupboards and opening into a fantastic social and entertaining space, complete with a useful storage cupboard. Off the kitchen is a practical utility room, adding further convenience to this well-designed family home. The first floor offers four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room alongside the house bathroom. Externally, the property enjoys a good-sized block paved driveway leading to a detached garage, complete with an EV charging point. The fully enclosed rear garden features a patio seating area, a mainly laid-to-lawn garden, and a further seating area, all complemented by a variety of established plants and shrubs. To the front of the property there is a further lawned garden, enhancing the home's attractive kerb appeal.

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



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE HALL**

4.26m x 1.39m (13'11" x 4'6" )

Entered via a composite front entrance door with opaque side panel, radiator, stairs to the first floor accommodation and under stairs cupboard.

**CLOAKROOM/WC**

0.98m x 2.05m (3'2" x 6'8" )

Fitted suite comprising Roca low flush WC and hand basin, part tiled walls, radiator, recess lighting and opaque double glazed window to the front elevation.

**SITTING ROOM**

3.53m x 4.27 excluding bay (11'6" x 14'0" excluding bay )

Double glazed window to the front elevation, double radiator and recess lighting.

**DINING KITCHEN/FAMILY ROOM**

6.06m x 4.46m (19'10" x 14'7" )

Matching arrangement of floor and wall cupboards, quartz working surfaces incorporating one and a half stainless steel sink unit with mixer tap, AEG induction hob with extractor hood above, integrated appliances including fridge/freezer, dishwasher and Zanussi electric oven. Very useful storage cupboard, recess lighting, radiator, double glazed window to the rear elevation and double doors to the rear elevation.

**UTILITY**

1.82m x 1.69m (5'11" x 5'6" )

Matching arrangement of floor and wall cupboards, working surface incorporating stainless steel sink unit with mixer tap, plumbing for a washing machine, Ideal wall mounted gas boiler, extractor fan, recess lighting and UPVC side door.

**LANDING**

Recess lighting, access to the loft and airing cupboard housing hot water cylinder.

**MASTER BEDROOM**

2.96m x 3.89m excluding bay (9'8" x 12'9" excluding bay )

Double glazed window to the front elevation and a radiator.

**EN-SUITE SHOWER ROOM**

2.05m x 1.35m (6'8" x 4'5" )

Fitted suite comprising Mira walk in shower, Roca low flush WC and hand basin. chrome ladder style towel radiator, extractor fan, recess lighting and opaque double glazed window to the side elevation.

**BEDROOM TWO**

2.82m x 3.45m (9'3" x 11'3" )

Double glazed window to the rear elevation and a radiator.

**BEDROOM FOUR**

2.33m x 3.14m (7'7" x 10'3" )

Double glazed window to the rear elevation and a radiator.

**BEDROOM THREE**

3.04m x 2.86m (9'11" x 9'4" )

Double glazed window to the front elevation and a radiator.

**BATHROOM**

1.81m x 2.08m (5'11" x 6'9" )

Fitted suite comprising bath with mixer tap, shower over with side screen, Roca low flush WC and hand basin, shaver point, extractor fan, recess lighting, tall chrome ladder style towel radiator and opaque double glazed window to the side elevation.

**OUTSIDE**

Fully enclosed rear garden featuring a patio seating area, mainly laid to lawn garden , and a further seating area, all complemented by a variety of established plants and shrubs. Additional features include an outside tap, external sockets, and outside lighting. To the side of the property is a block paved driveway providing off-street parking, complete with an EV charging point. To the front there is a further lawned garden.

**DETACHED GARAGE**

3.06m x 6.25m (10'0" x 20'6" )

Up and over garage door, power and light is connected and UPVC side personal door.

**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 Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band E.

