



1, Cowan Road,  
Pocklington, YO42 2WH  
£330,000



## ABOUT THE PROPERTY

---

Built in 2022 by the award-winning York developer Mulgrave Properties, this beautifully presented home has been enhanced by the current owners with stylish additions including wood panelling, fitted shutters and a striking bespoke media wall with an integrated electric fire.

Offering just over 1,000 square foot of well-planned living space, the property briefly comprises a welcoming entrance hall with downstairs cloakroom, a spacious sitting room, and a generous dining kitchen fitted with a range of matching wall and base units. There is also a useful utility area and understairs storage.

To the first floor, a bright and airy landing leads to the principal bedroom, featuring tasteful décor and a panelled feature wall, along with a modern en-suite shower room. There are two further bedrooms and a contemporary house bathroom.

Externally, the property benefits from a low-maintenance rear garden with porcelain tiling, raised planters and a sunken artificial lawn area—ideal for outdoor living.

A standout feature is the detached garage which has been thoughtfully divided into two sections to provide versatile additional space, perfect for home working, a gym or leisure use.

Early viewing is highly recommended.

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE HALL

2.03m x 1.75m (6'7" x 5'8" )

A most welcoming entrance into this fine home, entered via a composite front entrance door, LVT flooring, recess lighting and radiator.

#### CLOAKROOM/WC

0.98m x 1.78m (3'2" x 5'10" )

Fitted suite comprising WC, pedestal hand basin, LVT flooring, wood panelling and radiator.

#### SITTING ROOM

3.21m x 5.21m (10'6" x 17'1" )

Wall length fitted media wall with cupboards end electric log effect fire, two radiators, double glazed windows to the front and side elevation with fitted shutters.

#### DINING KITCHEN

2.84m x 5.36m (9'3" x 17'7" )

Fitted with a matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, electric hob, integrated appliances including oven, and a fridge/ freezer. Gas central heating boiler in concealed cupboard, LVT flooring, recess lighting, double doors to the rear elevation giving access to the garden, double glazed windows to the rear and side elevation with fitted shutters.

#### UTILITY/REAR ENTRANCE

2.03m x 1.63m (6'7" x 5'4" )

Plumbing for a washing machine, integrated dishwasher, LVT flooring under stairs cupboard with light, radiator and side external door.

#### LANDING

2.94m x 1.53m (9'7" x 5'0" )

Access to the loft.

#### MASTER BEDROOM

3.17m x 3.39m measured excluding the door recess (10'4" x 11'1" measured excluding the door recess)  
Double glazed window to the front elevation with fitted shutters, wood panelling to one wall and radiator.

#### EN-SUITE SHOWER ROOM

1.95m x 1.27m (6'4" x 4'1" )

Fitted suite comprising shower cubicle, low flush WC, hand basin, tall chrome central heating radiator, laminate flooring, extractor fan, recess lighting, and a opaque double glazed window to the front elevation.

#### BEDROOM TWO

2.91m x 3.18m (9'6" x 10'5" )

Double glazed window to the front elevation, cupboard off, dado rail and radiator.

#### BEDROOM THREE

3.37m x 2.14m (11'0" x 7'0" )

Double glazed window to the front elevation and radiator.

#### FAMILY BATHROOM

1.92m x 2.10m (6'3" x 6'10" )

Fitted suite comprising bath with mixer tap, shower over and side screen, pedestal hand basin, low flush WC, tall chrome central heating radiator, recess lighting, extractor fan and laminate flooring.

#### OUTSIDE

Low maintenance rear garden, Porcelain tiling with raised planters and sunken astro turf.

#### DETACHED GARAGE

The detached garage has been divided into two sections. The first section has an up and over garage door to the front and power and light is connected. The other section can used for a variety of purposes a home office, gym etc which has electric heating there is a side personal door which gives access to the garden.

#### ADDITIONAL INFORMATION

There is a management fee associated with this property.

#### APPLIANCES

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

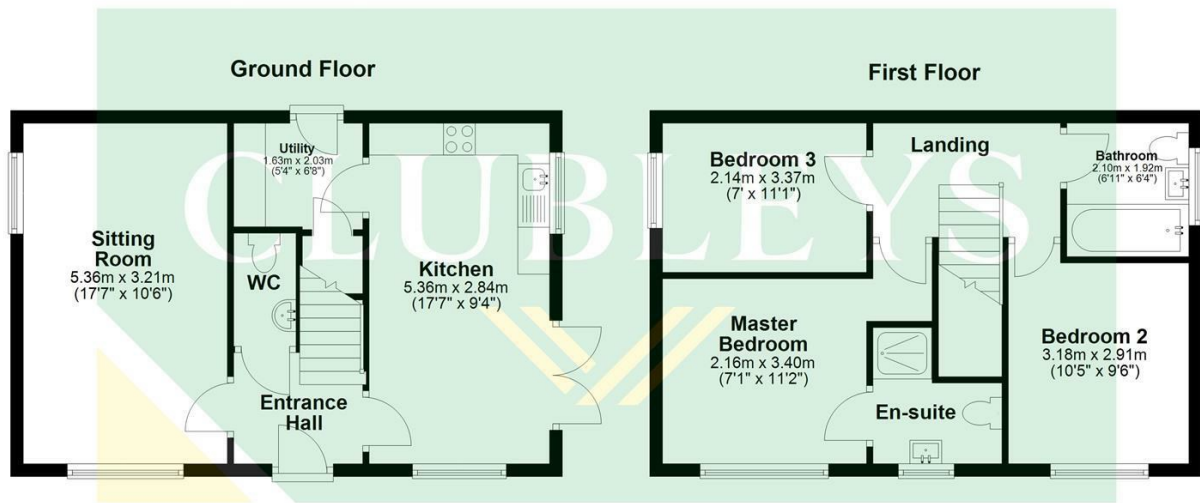
#### SERVICES

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.





**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.

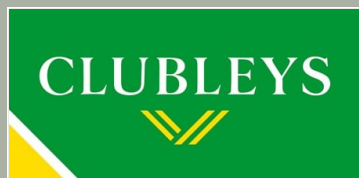
**MORTGAGES**

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.

**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.



52 Market Place, Pocklington, York,  
YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.