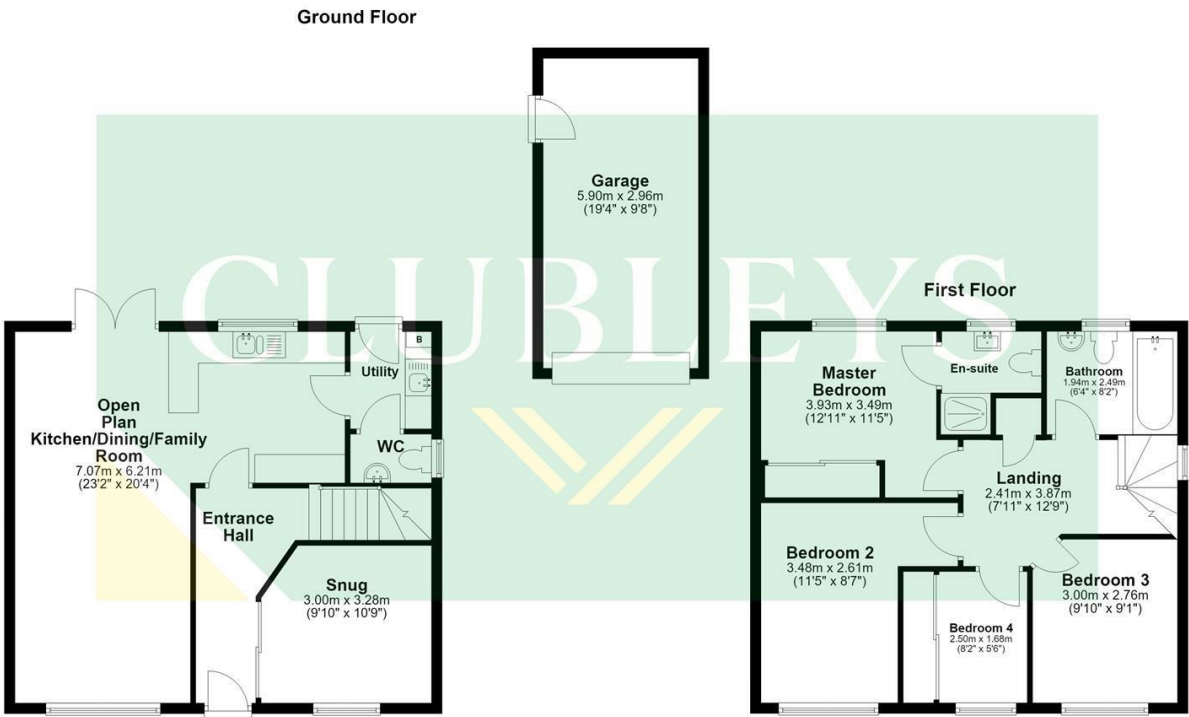


42, The Mile,  
Pocklington, YO42 2HG  
£385,000



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

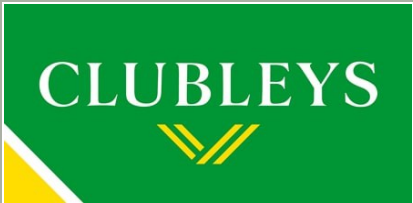
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

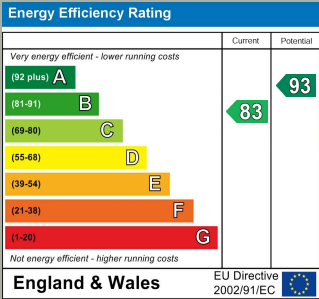
MORTGAGES

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.



Built by Charles Church in 2022, this impressive four-bedroom detached former show home is beautifully presented throughout and offers stylish, cotemporary accommodation ideal for modern family living.

A welcoming entrance hall features sliding doors opening into a cosy snug, creating the perfect space for relaxing. To the rear of the property is a superb open-plan kitchen, dining and family room, fitted with a range of integrated appliances and designed for both everyday living and entertaining. A utility room and downstairs cloakroom/WC complete the ground floor.

To the first floor, a spacious landing gives access to four well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, together with three further bedroom and a contemporary family bathroom.

Outside, the property benefits from off-street parking to the front via a semi-detached garage. The fully enclosed rear garden has been thoughtfully landscaped to create an excellent outdoor entertaining space, featuring a decked seating area with a timber pergola. A fully powered cabin, currently used as a bar and entertaining space, is available by negotiation and could equally serve as a home office, gym or playground.

Beautifully decorated throughout to an exceptional standard, this outstanding home is ready to move straight into. Early viewing is highly recommended to fully appreciate the quality, style and lifestyle on offer.

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



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**ENTRANCE HALL**

1.10m x 4.04m (3'7" x 13'3" )

Entered via a composite front entrance door, having wood panelling, laminate flooring, designer radiator, stairs to the first floor accommodation, and sliding glass doors leading to the snug.

**SNUG**

3.00m x 3.28m (9'10" x 10'9" )

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

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

6.21m x 7.07m (20'4" x 23'2" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating a one and a half stainless steel sink unit with mixer tap, induction hob with extractor hood over, integrated appliances including a Bosch microwave, electric oven, fridge/freezer, and a dishwasher. Double glazed window to the front and rear elevation with fitted shutters, designer radiator, further radiator, laminate flooring, recess lighting, and double doors to the rear elevation.

**UTILITY**

1.85m x 1.55m (6'0" x 5'1" )

Matching arrangement of floor and wall units, working surfaces incorporating a stainless steel sink unit with mixer tap, integrated washing machine, wall mounted Ideal combi boiler in concealed cupboard. Laminate flooring, dado rail, part tiled walls, extractor fan, recess lighting, and external rear door.

**CLOAKROOM/WC**

0.93m x 1.58m (3'0" x 5'2" )

Fitted suite comprising low flush WC, pedestal hand basin, recess lighting, laminate flooring, part tiled walls, radiator, and a opaque double glazed window to the side elevation.

**FIRST FLOOR ACCOMMODATION**

3.87m x 2.44m (12'8" x 8'0" )

Double glazed window to the side elevation, storage cupboard, and access to the loft.

**MASTER BEDROOM**

3.50m x 3.94m (11'5" x 12'11" )

Fitted mirrored wardrobes, two wall light points, radiator, and double glazed window to the rear elevation with fitted shutters.

**EN-SUITE SHOWER ROOM**

1.64m x 1.93m (5'4" x 6'3" )

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, chrome ladder style radiator,

extractor fan, recess lighting, tiled flooring, and opaque double glazed window to the rear elevation.

**BEDROOM TWO**

2.61m x 3.49m excluding door recess (8'6" x 11'5" excluding door recess )

Double glazed window to the rear elevation with fitted shutters, and a radiator.

**BEDROOM THREE**

2.75m x 3.00m (9'0" x 9'10" )

Double glazed window to the front elevation with fitted shutters, and a radiator.

**BEDROOM FOUR**

2.50m x 1.69m measured to the front of the wardrob (8'2" x 5'6" measured to the front of the wardrobes)

Fitted wardrobes to one wall, radiator, and a double glazed window to the front elevation with fitted shutters.

**FAMILY BATHROOM**

2.49m x 1.94m (8'2" x 6'4" )

Modern fitted suite comprising bath with shower over and side screen, low flush WC, and a pedestal hand basin. Fitted mirror with light, chrome ladder style radiator, tiled flooring, extractor fan, recess lighting, and a opaque double glazed window to the rear elevation.

**OUTSIDE**

A beautifully landscaped rear garden has been thoughtfully designed to create an ideal space for both relaxing and entertaining. A generous composite decked seating area is complemented by a stylish timber pergola. The lawn is framed by established borders, creating an attractive and private setting.

**GARAGE**

2.95m x 5.90m (9'8" x 19'4" )

Up and over garage door, with power and light connected, and a personal side door.

**CABIN (Negotiable)**

3.80m x 2.81m (12'5" x 9'2" )

Double doors to the front, with electric heater, power and light connected.

**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. Full fibre broadband.

