



28 Nicholson Court,
Pocklington YO42 2PF
Price £460,000



ABOUT THE PROPERTY

An executive family house set in a pleasant and sought after development of similarly attractive homes built by David Wilson Homes. Opening to a entrance hallway with cloakroom/w.c, off which are the principal reception rooms. The property has an attractive symmetry with the lounge positioned at front of the house with bay window, to the rear elevation is a play room/study. The large open plan kitchen/dining /family room benefits from an abundance of natural light. The kitchen itself comprises a series of wall and base units with a full complement of built in appliances, including a double oven, four ring gas hob with extractor hood and built in dishwasher.

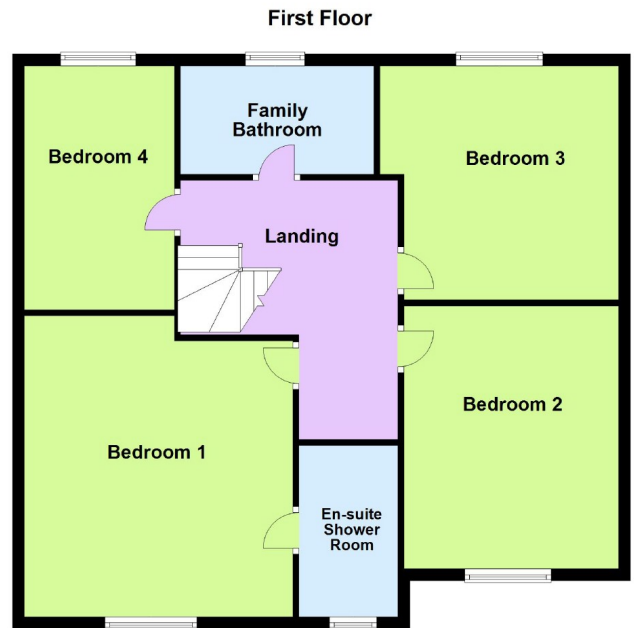
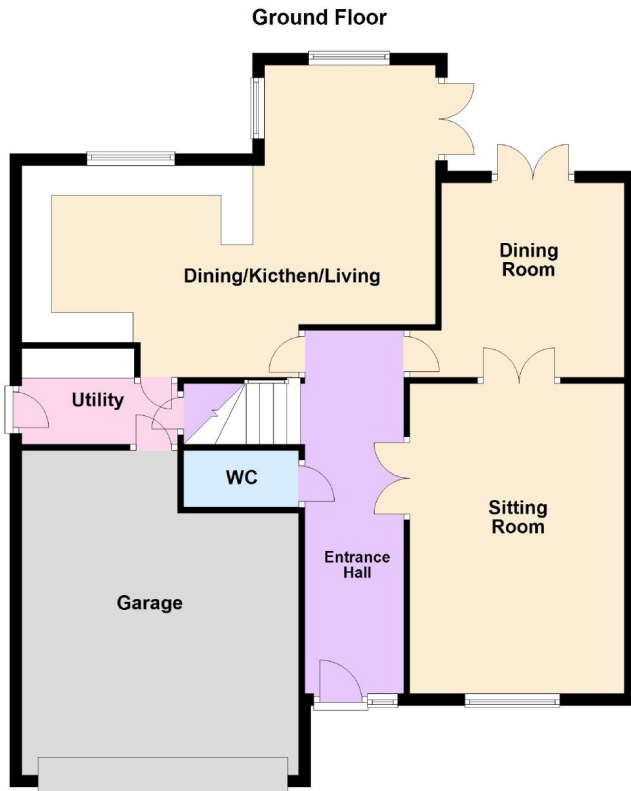
A handy utility room off the kitchen and a WC/Cloakroom off the hallway complete the ground floor accommodation.

Stairs from the hallway lead to a first-floor landing and four well-proportioned double bedrooms all with fitted wardrobes. The master suite boasts a recently fitted en-suite shower room, three further bedroom all with fitted wardrobes, family bathroom suite with separate shower, bath, WC and wash hand basin/vanity unit.

Externally there is a double width driveway with space for parking for several cars, leading to an integral double garage, to the rear is a pleasant rear garden.

In summary, the property offers beautifully appointed spacious accommodation in a quiet cul-de-sac.





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 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.

ROOM MEASUREMENTS

Entrance Hall	1.66m x 6.02m
Cloakroom/WC	0.93m x 1.67m
Sitting Room	3.62m x 5.20m
Family Room/Study	3.28m x 4.61m
Fitted Kitchen	4.30m x 6.75m
Dining Area/Family room	1.63m x 2.78m
Utility/Side Entrance	4.39m x 5.44m
Double Garage	3.54m x 3.32m
Bedroom One	4.29m x 4.60m
En-Suite Shower Room	1.50m x 2.88m
Bedroom Two	3.63m x 4.22m
Bedroom Three	3.57m x 3.64m
Bedroom Four	2.86m x 3.72m
Family Bathroom	2.00m x 1.89m
Outside	



AGENTS NOTE

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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority

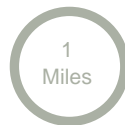




LOCATION

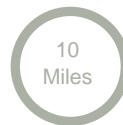
The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

TRAVEL



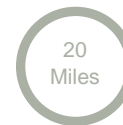
1
Miles

A1079



10
Miles

A64

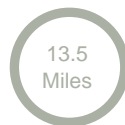


20
Miles

M62 Howden

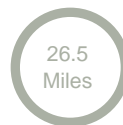
APPROX

Distance by (Car)



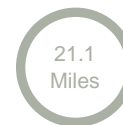
13.5
Miles

York



26.5
Miles

Hull



21.1
Miles

Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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