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**Broadmanor, Pocklington,  
YO42 2GA**

**£280,000**

**\*\*\* MODERN DETACHED FAMILY HOME - VIEWING**

**ESSENTIAL \*\*\*** Stoneacre Properties are delighted to offer for sale this larger than average and recently renovated three-bedroom, two-bathroom family home. The integral garage has been converted to create an additional reception room; ideal for families or those working from home. Located on the much sought after Broadmanor development and within walking distance of schools and Pocklington town centre. **EARLY VIEWING STRONGLY ADVISED!**

- **EPC RATING D**
- **MODERN DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **2 BATHROOMS**
- **RECENTLY RENOVATED**
- **DOUBLE GATES WITH CARPORT**

For sale with gas fired central heating and sealed unit double glazing, the property in brief comprises: Entrance hall, cloakroom with w.c., utility room featuring Granite worksurfaces, family room, sitting room, newly fitted modern kitchen boasting Granite work and marble flooring which also now leads directly through to the conservatory also with marble flooring.



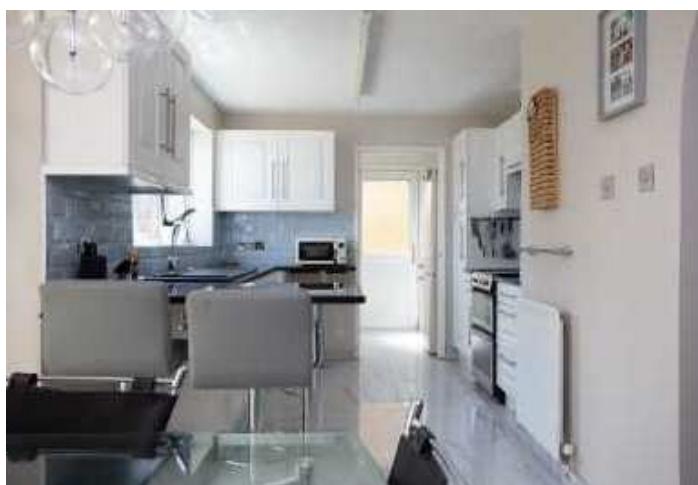
To the first floor is the master bedroom with newly fitted en-suite incorporating granite worksurfaces and glass basin, two further bedrooms spacious bedrooms and house bathroom.



Outside to the front the property offers ample off-street parking with the benefit of double gates to the side with carport; providing further secure parking. To the rear is a private and enclosed garden predominately laid to lawn; ideal for entertaining.



The historic market town of Pocklington is situated east of York City centre. The town boasts a health centre, dental and veterinary practices, an abundance of specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks and Burnby Hall Gardens.



For those requiring schools both the highly regarded Pocklington Grammar School and Woldgate Secondary school are within walking distance. There is easy access to the A64 and M62 and A1(M) motorway; providing commuter links to Leeds, York and Hull. There is also a regular bus service and mainline railway stations in nearby Howden, Brough & York.

