



Broadmanor, Pocklington, York, YO42 2GB

- OVERLOOKING GREEN SPACE
- ENSUITE
- CLOSE TO LOCAL AMENITIES
- GARAGE
- SUBSTANTIAL CONSERVATORY
- CORNER PLOT

Asking Price £300,000



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DESCRIPTION

A well-presented, three bedroom detached home, situated on a corner plot overlooking the green on the popular Broadmanor development.

Upon entering the property you have an entrance hall with ground floor W.C just off it. The hallway leads through to a dining area which in turn opens to the kitchen with its range of Wren base and wall units, integrated double oven, hob, washing machine and dishwasher.

There is a bright and airy living room with a large bay window to the front elevation, overlooking the green, and a feature fireplace creating a focal point to the room.

The ground floor is completed by a substantial sun room that runs the full width of the property. It is a versatile space currently used as a dining room with additional living area, two wall mounted electric heaters ensure the space is suitable for year round use and double doors lead to the rear garden.

To the first floor you have three bedrooms, the main of which benefits from an ensuite shower room with sink, W.C and large walk in shower. The family bathroom comprises a sink, W.C and bath with shower over.

Externally you have a front garden with well stocked borders and paved path leading to the front door. To the rear you have a driveway leading to a detached garage with internal light & power, the enclosed garden wraps around the rear and side of the property and comprises a gravelled seating area, lawn, pond, rockery and well stocked mature borders. There is also a timber built shed, outdoor tap and double electric socket.

Viewing of this property is highly recommended to truly appreciate all that it has to offer.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	8
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.