



33 Broadmanor, Pocklington, YO42 2GA

• Four bedroom family home • Beautifully presented throughout • Located just a short walk to the town centre and schools • Spacious living room • Open plan kitchen/diner • Large family bathroom • Enclosed rear garden • Integrated garage • Off street parking • EPC = D

Guide Price £285,000

Located on the popular Broadmanor estate only a short walk from the town centre and all of its amenities sits this beautifully maintained four bedroom family home.

As you enter the property you find yourself in a useful porch, ideal for storing coats and shoes, with a downstairs w/c to your left.

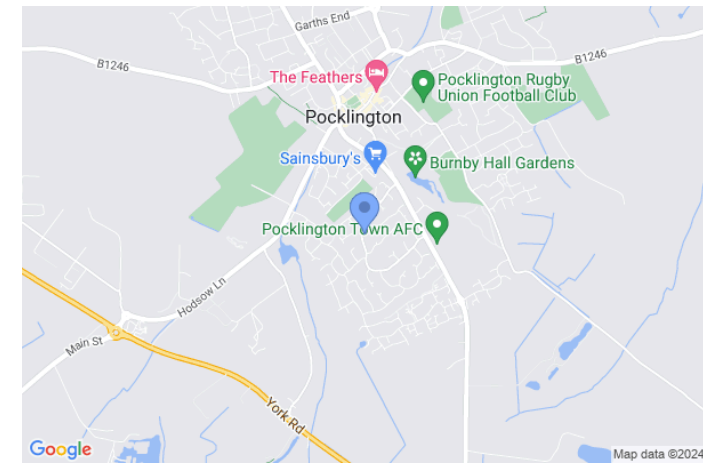
Ahead lies the living room, spacious and bright this room features a gas fire to its centre.

An open plan kitchen/diner follows. Immacualety presented, the kitchen offers ample storage throughout as well as space for white goods. A U-shaped worktop incorporates an electric hob and oven, sink with drainer and a dishwasher.

Adjacent to the dining area is a study/play room which also provides access into the integral garage, a space perfect for storage or a home gym.

Upstairs there are three double bedrooms and a single as well as a large, modern family bathroom. The bathroom comprises a large walk in shower, bathtub and dual hand basins with storage above and below.

Externally there is off street parking to the front of the property and an enclosed garden at the rear with a patio seating area, perfect for entertaining during the warmer summer months.





IMMACULATE OPEN PLAN KITCHEN/DINER



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address:
Reference: 1846



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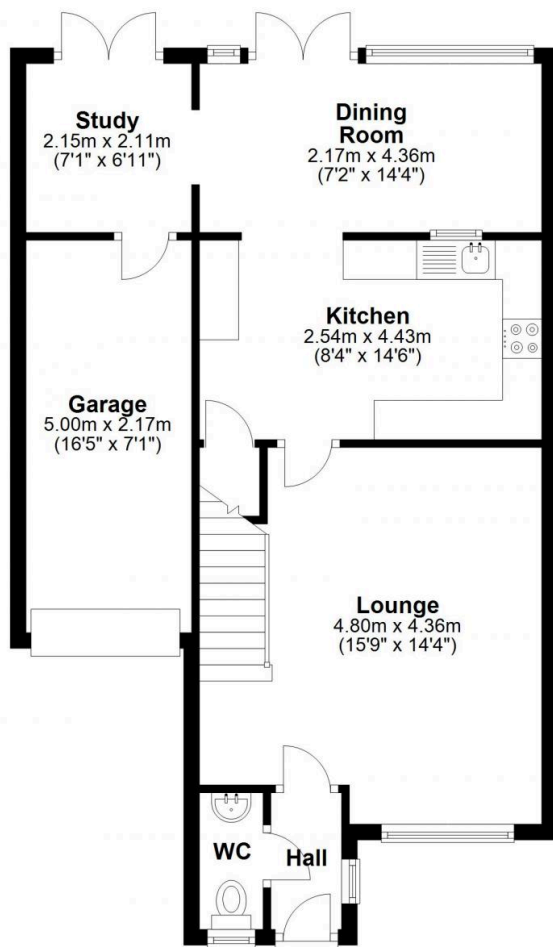


Offices in York, Pocklington and Market Weighton

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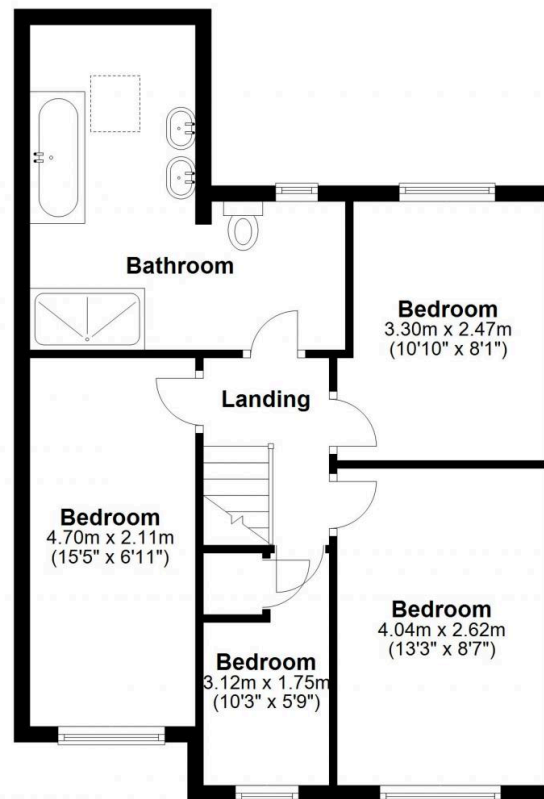
Ground Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



Total area: approx. 116.3 sq. metres (1252.3 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

33 Broadmanor

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