

Hegartys

SALES & LETTINGS



3 Bedrooms

SIMPLY STUNNING...

This stunning semi-detached house boasts a luxurious and sophisticated design, offering a spacious and comfortable living environment. Featuring three bedrooms, this property presents a perfect opportunity for families looking for a stylish and modern home. The house is complemented by a large well-maintained garden, providing a relaxing outdoor space and bar area for leisure and entertainment. Additionally, the property benefits from off-street parking with car port and a garage, ensuring convenience and security for residents. Located in a desirable neighbourhood, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Don't miss out on the chance to make this exceptional property your own and experience a lifestyle of luxury and tranquillity. Contact us today to arrange a viewing and discover the endless possibilities this house has to offer.

Pocklington Way

Hetton Le Hole, DH5

Asking Price:

£220,000

EPC Rating: B



GROUND FLOOR

Entrance Hall:

This welcoming entrance hall features high gloss laminate flooring with access to downstairs wc, storage cupboard and staircase to first floor.

Downstairs WC:

Having vinyl flooring, wash hand basin and low level wc.

Lounge:

17'6" x 11'7" (5.33m x 3.53m)

Lounge features carpeted flooring, double glazed windows and radiator with double glazed French doors leading to large rear garden.

Kitchen/Diner:

9'3" x 14'4" (2.82m x 4.37m)

This fantastic sized kitchen comprises of a range of wall and base units, cupboard housing gas boiler, stainless steel sink unit, gas hob, electric oven. extractor, splashback, space for fridge freezer, high gloss laminate flooring, space for dining table and plumbing for washing machine.

FIRST FLOOR

Landing:

Having loft access, cupboard housing water tank and storage cupboard.

Master Bedroom:

11'4" x 10'6" (3.45m x 3.2m)

Having carpeted flooring, double glazed window and radiator leading to



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**Ensuite Bathroom:**

Having vinyl flooring, extractor, low level wc, wash hand basin and shower cubicle.

Bedroom 2:

8'8" x 10'6" (2.64m x 3.2m)

With carpeted flooring, double glazed window and radiator.

Bedroom 3:

8'6" x 7'5" (2.6m x 2.26m)

With carpeted flooring, double glazed window and radiator.

Bathroom:

This bathroom features panelled bath housing shower, low level wc, wash hand basin, double glazed window, vinyl flooring and radiator.

Exterior:

Externally to the front of the property there is a good size patio area perfect to get the last bit of sun on an evening, a driveway with car port and garage. To the rear there is a large garden with patio area with a small shed, garden laid to lawn with small decking area as well as large decking area to the back which boasts of a bar area perfect for relaxing and entertaining guests. This fabulous garden sees the sun rise at 7:30am up until sunset 19:30pm.

EPC: B**Tenure: Freehold****Council Tax Band: B****Disclaimer:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-£90 annually

PARKING ARRANGEMENTS: Garage and driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

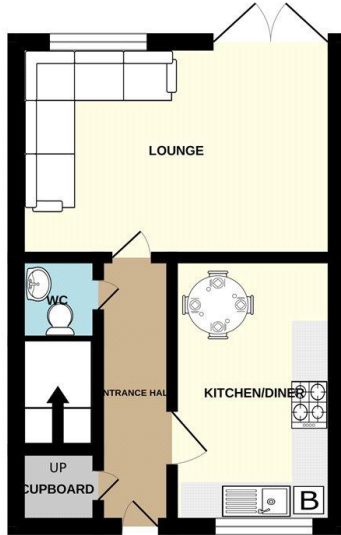
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

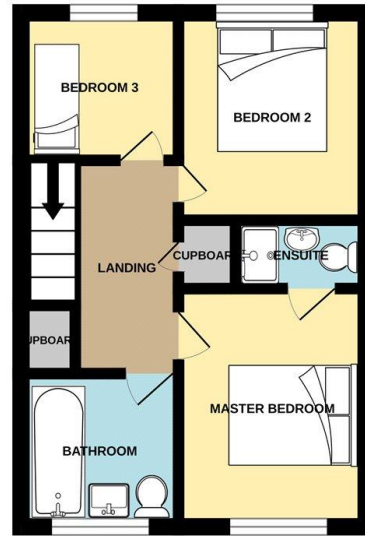
Viewing - By appointment through Vendor



GROUND FLOOR
179 sq.ft. (16.6 sq.m.) approx.

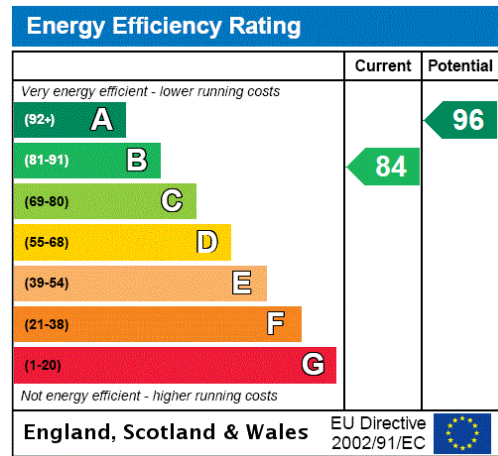


1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 384 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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