

## HOGGDALE POCKLINGTON LANE, HUGGATE



**A modern village house offering spacious and well-planned accommodation of almost 2,000sq.ft, set within a superb half acre plot with ample parking, double garage & planning consent to create a self-contained annexe.**

Entrance lobby, hall, sitting room, conservatory, dining kitchen with AGA, utility room, pantry, guest cloakroom, study, galleried landing, master bedroom with en-suite shower room, three further double bedrooms & house bathroom.

Oil-fired central heating & uPvc double-glazing.

Integral double garage, gravelled parking & extensive gardens.

Picturesque Yorkshire Wolds village location.

### GUIDE PRICE £625,000



Hoggdale is an individually designed detached house, built to a good standard in 1994. Constructed of brick outer walls beneath a clay pantile roof, the property provides spacious accommodation within a good-sized plot of almost half an acre.

The house, which benefits from oil-fired central heating and sealed unit double-glazing, enjoys an appealing layout, that includes a large conservatory which opens onto a large rear garden. The accommodation amounts to approximately 1,960sq.ft and comprises entrance lobby, hall, sitting room, conservatory, dining kitchen with AGA, utility room, pantry, guest cloakroom and study. To the first floor there are four double bedrooms and a house bathroom leading off a galleried landing, the master bedroom having a balcony and en-suite shower room.

Externally there is extensive gravelled parking to the front, giving access to an integral double garage. To the rear of the house there are extensive gardens, which have been attractively landscaped, and enjoy a good level of privacy. We understand that planning consent is in place to add a single storey extension to the eastern side of the house and create a self-contained annexe by amalgamating the double garage with the connecting study.

Huggate is the highest village within the Yorkshire Wolds and is surrounded by beautiful rolling countryside. The village enjoys a peaceful setting and benefits from a popular pub, tea rooms, a Grade I listed Church, and is within a 15-minute drive of the nearby market town of Pocklington. Pocklington benefits from a wide range of amenities and the village of Warter is just a little over 3 miles away, where there is a highly rated primary school. The market towns of Driffield and Malton are also within easy reach, as is the City of York. Hoggdale is tucked away in a private location off Pocklington Lane, at the western edge of the village.

### **ACCOMMODATION**

#### **ENTRANCE LOBBY**

3.3m x 2.5m (10'10" x 8'2")

Stone flagged floor. Exposed brickwork to one wall. Casement window to the side. Radiator.

#### **HALL**

3.0m x 3.0m (9'10" x 9'10")

Staircase to the first floor. Stone flagged floor. Radiator.



#### **SITTING ROOM**

7.3m x 4.2m (23'11" x 13'9")

Cast iron wood burning stove within a brick surround. Television point. Two arched casement windows to the front, a further casement window to the side, and French doors opening onto the Conservatory. Radiator.







#### CONSERVATORY

6.3m x 3.0m (20'8" x 9'10")

Three wall light points. Oak flooring. Bi-fold doors opening onto the rear garden. Electric radiator.



#### DINING KITCHEN

7.3m x 3.9m (23'11" x 12'10")

Range of kitchen cabinets incorporating a ceramic sink unit, two-oven AGA, electric oven, microwave, two ring ceramic hob, and dishwasher. Oak flooring. Television point. Two casement windows to the rear. Radiator.





#### UTILITY ROOM

4.2m x 3.3m (max) (13'9" x 10'10")

Range of kitchen cabinets incorporating a ceramic sink unit. Automatic washing machine point. Walk-in Pantry. Oak flooring. Casement window and door to outside. Radiator.



#### EN-SUITE SHOWER ROOM

3.3m x 1.4m (min) (10'10" x 4'7")

White suite comprising walk-in shower cubicle, twin wash basins and low flush WC. Extractor fan. Casement window to the front. Heated towel rail.



#### GUEST CLOAKROOM

1.5m x 1.0m (4'11" x 3'3")

Low flush WC and wash basin. Casement window.

#### STUDY

3.8m x 2.8m (12'6" x 9'2")

Loft hatch. Personnel door to the garage. Casement window to the side. Radiator.

#### FIRST FLOOR

#### GALLERIED LANDING

Loft hatch. Casement window to the front. Radiator.



#### BEDROOM ONE

4.3m x 3.9m (including fitted wardrobes) (14'1" x 12'10")

Range of fitted wardrobes. Sliding patio doors opening onto a balcony. Two radiators.

#### BEDROOM TWO

4.2m x 3.9m (13'9" x 12'10")

Range of fitted wardrobes. Casement window to the rear. Radiator.



#### BEDROOM THREE

4.1m x 3.3m (13'5" x 10'10")

Range of fitted wardrobes. Casement window to the front. Radiator.

#### BEDROOM FOUR

3.8m x 3.0m (max) (12'6" x 9'10")

Range of fitted wardrobes. Casement window to the rear. Radiator.

#### HOUSE BATHROOM

2.7m x 2.5m (8'10" x 8'2")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Oak flooring. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Heated towel rail.



#### OUTSIDE

The house occupies a good-sized plot, which in total amounts to approximately 0.47 acres. The majority is located to the rear and has been attractively landscaped, enjoying a good level of privacy and benefitting from a greenhouse and two garden sheds. There is ample space to park on the gravelled driveway, which gives access to an integral double garage.

#### DOUBLE GARAGE

5.8m x 5.8m (19'0" x 19'0")

Electric up and over door to the front. Two casement windows to the side. Radiator.



#### GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: F (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO42 1YJ.
EPC Rating:	Current: D63. Potential: B85.
Viewing:	Strictly by appointment through the Agent's office in Malton.





All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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