



14 Strother Close, Pocklington, York, YO42 2GR

• BEAUTIFULLY PRESENTED FAMILY HOME BACKING ONTO BURNBY GARDENS • FABULOUS OPEN PLAN DINING KITCHEN WITH SNUG AREA • LIVING ROOM • FAMILY ROOM AND SUN ROOM • DOWNSTAIRS CLOAKROOM AND UTILITY • FIVE DOUBLE BEDROOMS ALL WITH FITTED WARDROBES • MASTER ENSUITE SHOWER ROOM • FAMILY BATHROOM WITH SEPARATE SHOWER • DOUBLE INTEGRAL GARAGE • uPVC DOUBLE GLAZING & GAS CENTRAL HEATING • REAR GARDEN WITH PATIO AND LAWN WITH LOW MAINTENANCE BORDERS • EPC RATING = C •

Offers over £525,000

Backing onto Burnby Gardens and being located in one of the most sought after locations in town, this beautifully presented home has such versatile living accommodation that can be adapted to many family requirements. The open plan dining kitchen with snug area is a fabulous space and the hub of this amazing home.

As soon as you step into the spacious entrance hall you instantly get an idea of the sizeable accommodation. Off the entrance hall is a cloakroom WC.

The living room has a bay window to the front and a gas fire set in modern marble fireplace. Double doors lead through to an area that we have described as family room and sunroom. Currently open plan with French doors onto the rear patio, and having access from the entrance hall, you may wish to redefine this space to fit in with your needs.

The dining kitchen is where you will find the 'wow' factor! There is an extensive range of fitted units, drawers, baskets, and an island with further storage, topped with granite work surfaces, inset sink and integral dishwasher. The gas Rangemaster with 4 rings, wok ring, griddle and ovens is available by negotiation, as is the American fridge freezer. A snug sits around the corner from the dining area, and French doors open onto the rear garden patio. Off the kitchen is the utility room with sink unit, work surface, storage corner and door to the side of the property.

Moving upstairs to the galleried landing, there is an airing cupboard, further store cupboard and access to the boarded loft space.

There are five double bedrooms all with fitted wardrobes, and the master having an ensuite shower room. The family bathroom has a bath with hand shower, separate shower cubicle, hand basin and WC.

The property has uPVC double glazing and gas central heating. To the front is a double drive leading to a double integral garage. The front garden is low maintenance with gravel and circular feature paving.

To the rear is a fully enclosed garden that is perfect for sitting and relaxing, with two paved seating areas. The lawn has low maintenance slate borders. If you have green fingers this presents you with a blank canvas to create your own ideal haven. Should you not be a keen gardener, then just sit back and enjoy the beautiful simplicity.

It is difficult just by photographs to show off this lovely home, therefore we urge you to arrange a viewing to see for yourself.

Location

Pocklington is a market town approx. 13 miles east of York, approx. 25 miles from Hull and approx. 18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supported Pocklington Arts Centre. Within the town is an excellent U3A with a wide range of activities and groups. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

Directions

Leaving the town centre and travelling down The Balk, passing the supermarkets, take the first left onto Strother Close. The property is on the left hand side.





BEAUTIFULLY PRESENTED FAMILY HOME IN SOUGHT AFTER AREA BACKING ONTO BURNBY GARDENS



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Strother Close, Pocklington
Reference: 767

Environmental Impact (CO ₂) Rating		
	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 F

Local Authority East Riding of Yorkshire Council

Services All mains services. Gas central heating.



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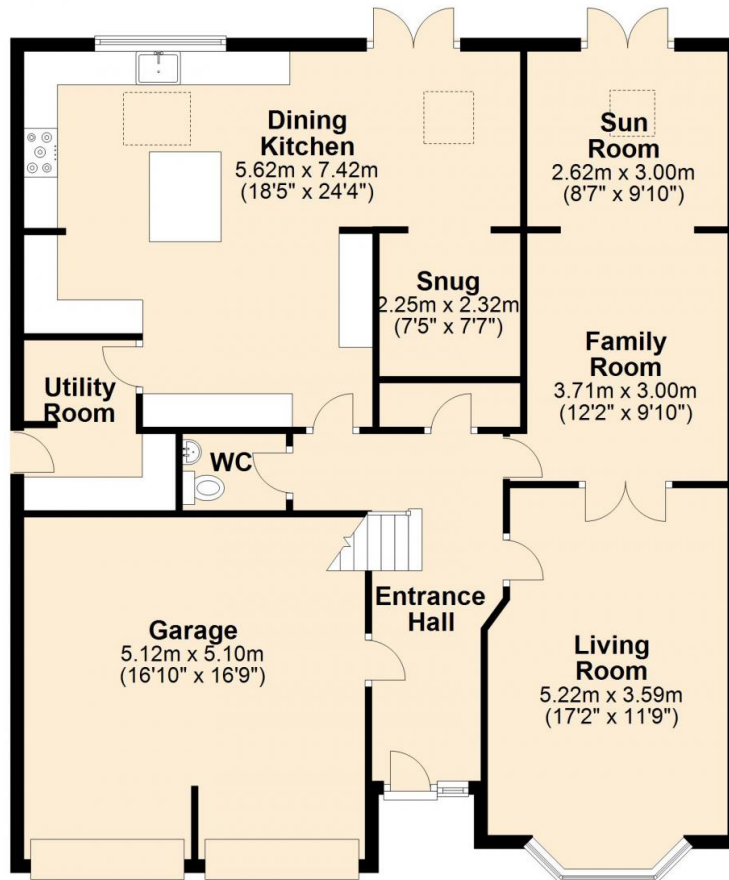


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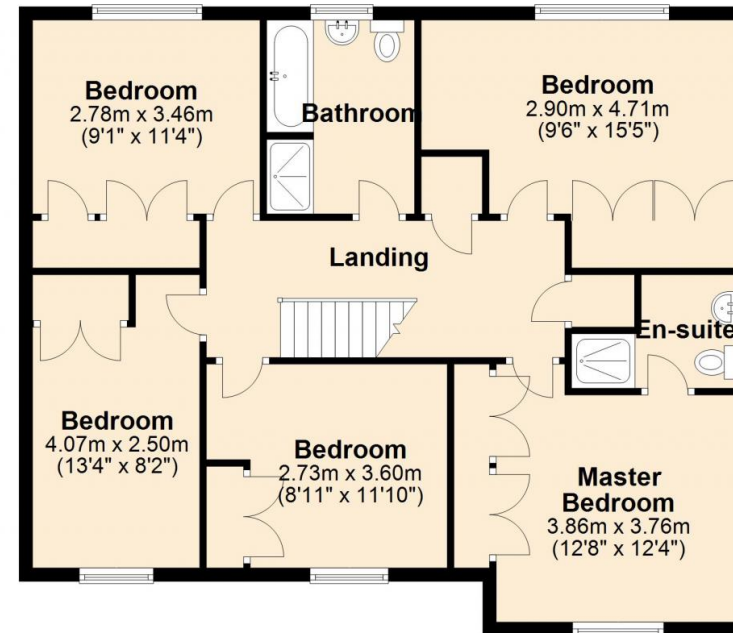
Ground Floor

Approx. 124.3 sq. metres (1337.8 sq. feet)



First Floor

Approx. 89.1 sq. metres (959.5 sq. feet)



Total area: approx. 213.4 sq. metres (2297.4 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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