



Parisi Way, Pocklington, York, North Yorkshire, YO42 2TG

• An individually designed home, built to a superior standard • Open plan kitchen/living /ding area • Separate utility room and w/c • Living room & Home office • Four bedrooms, one with an en-suite • Family bathroom • Enclosed rear garden, large garage and a driveway • Ultra-fast fibre broadband, electric car charging point and an NHBC 10 year guarantee • Perfectly located for both easy walking access into the centre of Pocklington and for public transport • EPC

= B

Guide Price £449,950

If you are looking for a unique, individually designed home built to a superior standard on a small, exclusive development, then look no further as this could be what you have been waiting for. The eight homes within this exclusive development have been meticulously designed to provide well-proportioned accommodation to meet the varying needs of modern day living. Quernstone is perfectly located for both easy walking access into the centre of Pocklington and for public transport, a feature that will appeal, especially if you do not wish to drive.

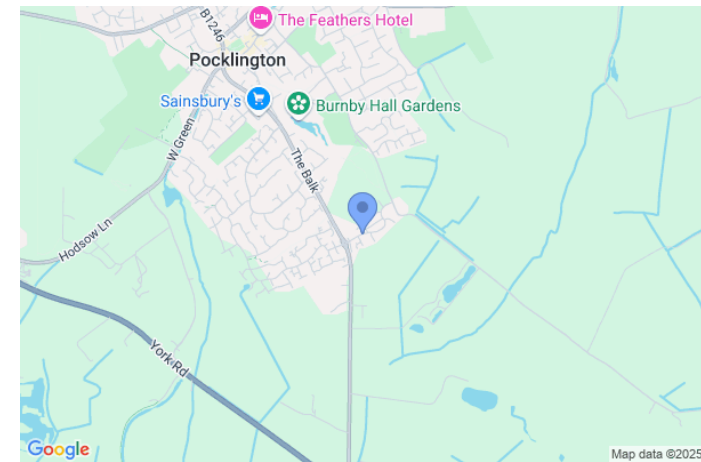
On entering the property you will immediately notice the warmth generated from the underfloor heating, this has been installed throughout the entire ground floor. The living room is on the left-hand side with a window to the front that allows natural light to enter. At its rear there are double doors which can be closed to provide a cosy feel to the room or opened to provide direct access to the open plan kitchen/living/dining area. On the right hand side of the hallway you will find a home office which could be used as a snug or games room.

The rear of the property is extremely light, this is mainly due to a set of double doors and a large window that allows natural light to enter, whilst also providing access to the garden. This lovely space is perfect for families to spend time together or entertain when guests come over. The kitchen will be fitted with a range of quality appliances including an induction hob, dishwasher, double oven, fridge/freezer, wine cooler and integrated bin. In addition, there is space for a good-sized dining table with chairs and a sofa for when you just want to relax. This property also benefits from a separate utility room with a worktop that has an integrated washing machine and dryer below. A door to the side opens into the garage. A cloakroom with w/c and hand basin completes the ground floor.

To the first floor there are four double bedrooms, one of which has built in storage. The master benefits from an en-suite comprising shower, hand basin and w/c. A family bathroom comprising of a bath, separate shower, low level w/c and hand basin completes the internal accommodation.

Externally you will find a driveway to the rear of the property which leads to a large garage that has been fitted with an electric door. Within the garage you will see that there are a number of power points, which are extremely useful for additional white goods. The rear garden will be enclosed and laid to lawn. To the front of the property there will be a lawned area with a path to the front door. Estate fencing will be erected to the front of the lawn, a desirable feature rarely seen on developments today.

In addition, laminate floor coverings and carpets are included throughout the house, there is also ultra-fast fibre broadband, an electric car charging point and an NHBC 10 year guarantee. Heating is provided via an efficient gas boiler also with a 10 year guarantee. The property is on mains drainage and utilities.

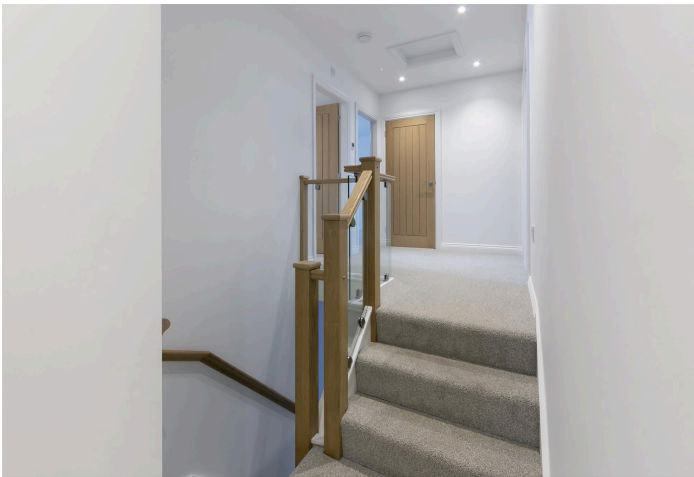




A STUNNING FAMILY HOME CLOSE TO THE CENTRE OF POCKLINGTON



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: Parisi Way, Pocklington, York, North Yorkshire, YO42 2TG
Reference: 1351

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 Not Specified

Local Authority East Riding of Yorkshire Council

Services All main services

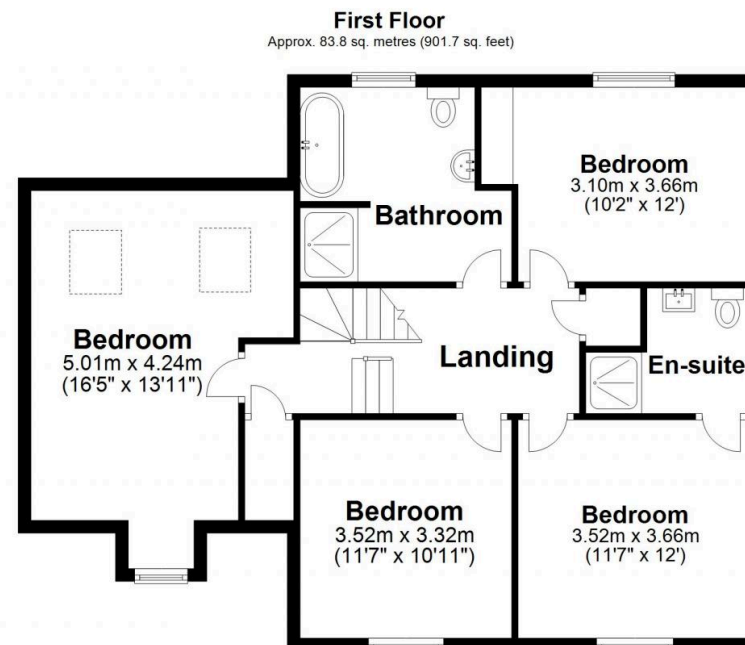
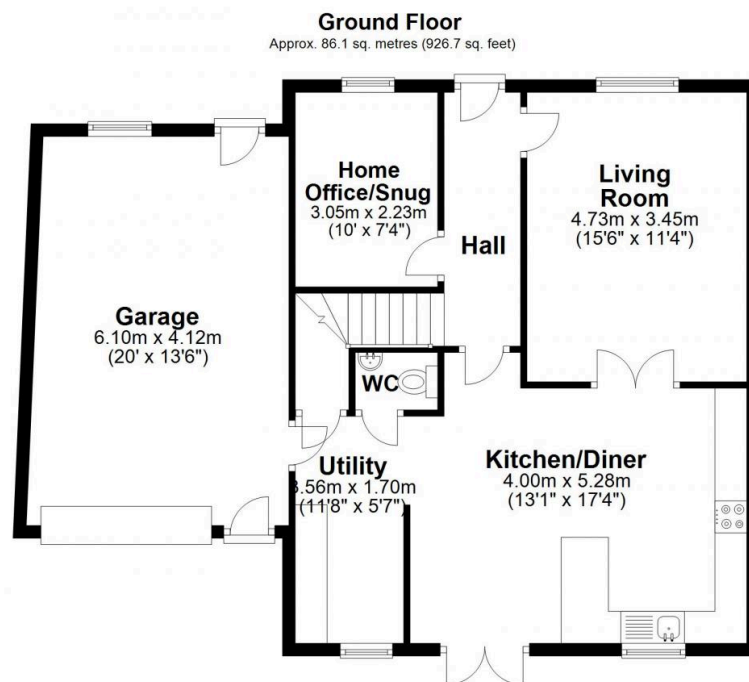


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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 169.9 sq. metres (1828.4 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.

Disclaimer

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