



Gus Walker Drive, Pocklington, York, YO42 2WA

- A beautifully presented family home with stunning views • Living room with a log burner • Kitchen/diner with a range of fitted appliances. Utility room • Home office/snug • Cloakroom with a w/c & hand basin • Five bedrooms, four with built in wardrobes. • Two en-suites & a family bathroom • Large rear garden • Double garage & driveway • EPC = C

Guide Price £490,000

If you are looking to upsize, want spacious living areas, nicely proportioned bedrooms and a large garden, then look no further as this deceptive property could be exactly what you have been waiting for. The property is located close to the top of Chapel Hill so boasts stunning views over Pocklington and beyond, a rare feature that will surely appeal to the majority of purchasers.

The entrance hall is a good size with stairs leading to the first floor, doors off to two sides and space below the stairs for a desk or sofa. The living room is large with dual aspect windows, one of which is a sliding glass door that opens to the garden. A log burner on a raised hearth with exposed brick sides and two small windows can be found at the centre of the room, a lovely feature especially in the colder winter months.

Moving through into kitchen/diner you will see that there is a U shaped worktop that incorporates a stainless steel sink with drainer and a four ring gas hob. There are four ovens, various storage cupboards and space for a dishwasher and fridge/freezer. A door to the side opens into a good sized pantry. At the other end of the kitchen you will find a full wall of built in storage, space for a dining table with chairs and a sliding door out to the garden. There is a separate utility room which has been fitted worktop that incorporates a stainless steel sink with drainer, storage cupboards and a door that opens to the side garden. A home office is immediately adjacent, although this could be used as a games room or snug. A cloakroom comprising hand basin, w/c and a utility cupboard completes the ground floor.

To the first floor there are five bedrooms, four of which have built in wardrobes. There are two en-suites, the first has a freestanding bath, shower, low level w/c, hand basin, and a chrome heated towel rail. The second has a shower, hand basin, low level w/c and a chrome heated towel rail. The family bathroom has been fitted with a bath, bidet, low level w/c, shower with a rainfall shower head and a hand basin.

Externally the rear garden is substantial and has mainly been laid to lawn. There is a covered decking area to the right, a patio which has been used as a cooking area to the left and a small patio in the centre of the lawn. The garden is fully enclosed by a timber fence and mature hedges, perfect if you have young children or pets. To the front you find a low maintenance gravelled area which has been planted with a handful of shrubs. There is a double garage with up and over doors and a driveway which provides additional off street parking.

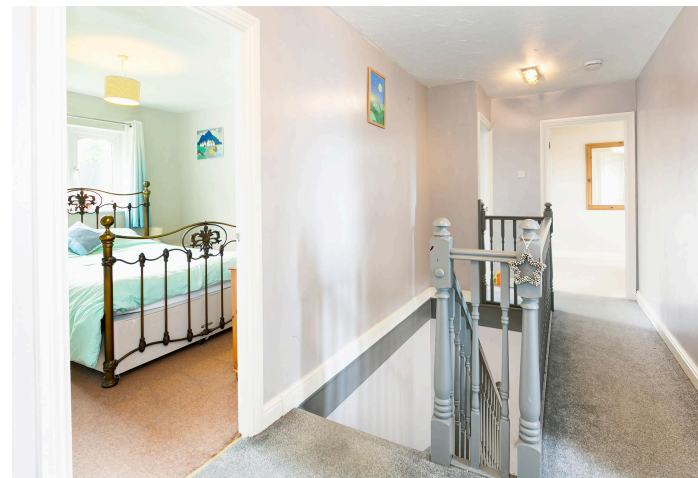




A SUBSTANTIAL FAMILY HOME WITH STUNNING VIEWS



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 | | | |
| | | 69 | 82 |

| 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 | | | |
| | | | |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Gus Walker Drive, Pocklington, York, YO42 2WA
Reference: 1829

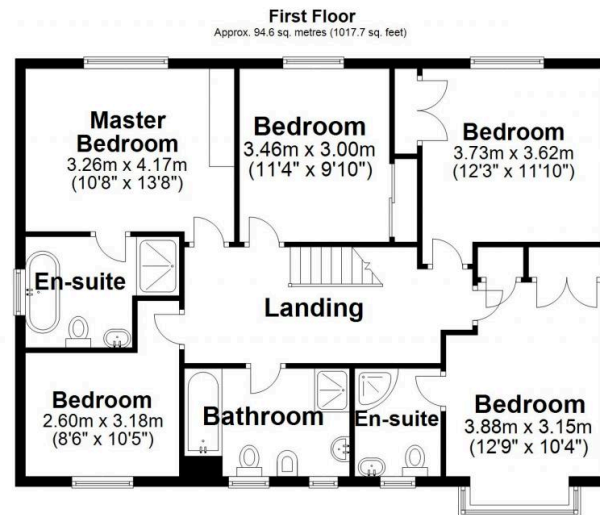
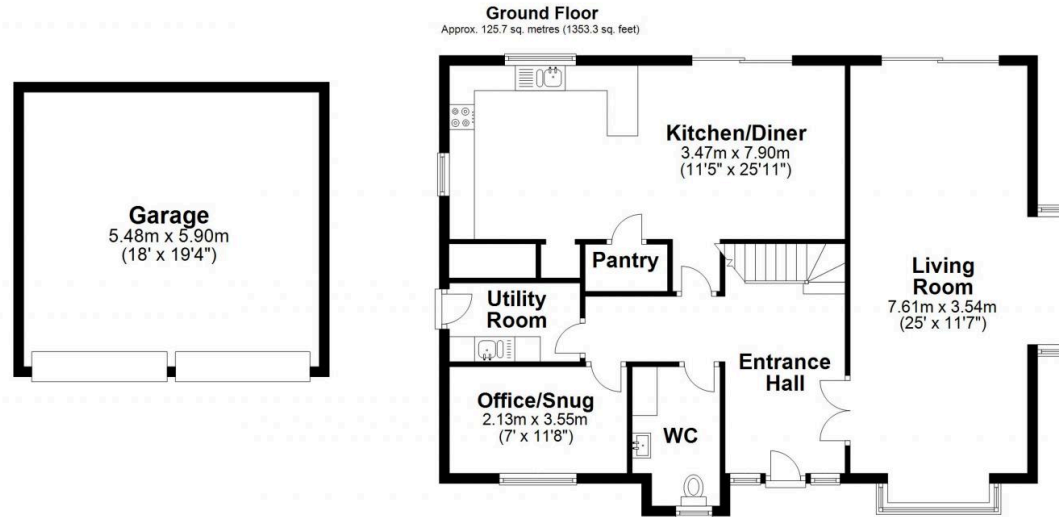


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Total area: approx. 220.3 sq. metres (2371.0 sq. feet)

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

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