



**Beck View, Pocklington, York, YO42 2YS**



# Guide Price £550,000

If you are looking to upsize, like the idea of being only a short walk from the centre of Pocklington but desire privacy, then look no further as this exclusive five bedroom detached family home could be exactly what you have been waiting for. The property has been modernised throughout by the current vendor, so if you want to be able to move in without the need to carry out any work, then you will not be disappointed. This lovely home is one of only four detached properties located within this highly sought after cul de sac, resulting in them rarely being seen on the open market, so a viewing is highly recommended to fully appreciate everything it has to offer.

The entrance hall is spacious with doors off to all sides and stairs on the right that lead to the first floor. A lovely engineered oak floor has been laid throughout the majority of the ground floor, a feature that will surely appeal to the most discerning of purchasers. The living room is a good size with a fireplace at its centre where a log burner could be installed, if so desired. There are dual aspect windows that allow natural light to flood the room, whilst a pair of timber and glass doors provide access to the dining room which has more than enough space for a large formal dining table with chairs. A sliding door at the rear of the room opens to the garden. To the other side of the hall you will find a home office which could be used for multiple purposes including a snug or games room. Immediately adjacent is a w/c and hand basin.

The kitchen/diner is located at the rear of the property and is contemporary in design. There are two worktops, one incorporates a sink with drainer, the other a four ring gas hob. There are various appliances including a dishwasher, a slide & hide oven and a combination microwave oven. There is space for a fridge/freezer. At the other end of the kitchen you will see that there is more than enough room for a breakfast table with chairs. A separate utility room has been fitted with a worktop that incorporates a stainless steel sink with drainer, multiple storage units, space for white goods and a door that opens to the rear garden.

Moving up to the first floor you will find the master bedroom which is a large double and benefits from an en-suite comprising walk in double shower with Aqualisa digital controls, his/her hand basins with storage below and a low level w/c. There are four additional double bedrooms, one of which has been used as a dressing room with fitted storage to all sides. A family bathroom comprising bath with shower attachment, low level w/c and a hand basin with storage below completes the internal accommodation.

Externally, the rear garden is a good size and primarily laid to lawn with fencing to all sides, making it extremely secure. There is a block paved seating area to one side where you can sit and enjoy the sun in the summer months. From the garden you will see a side door that gives access to the detached double garage. The drive provides additional parking for multiple cars. The front garden is laid to lawn with borders of mature shrubs.







**A EXECUTIVE FAMILY HOME LOCATED IN A HIGHLY DESIRABLE LOCATION**





**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			
		71	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



Address:  
Reference: 2011



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Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Total area: approx. 189.4 sq. metres (2038.8 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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