



Tentor Street, Pocklington, York, YO42 2FT

- Completely renovated to a high specification, ready for immediate occupation
- Karndean flooring, timber doors with glass insets & Corean worktops
- Living room with a media wall & a stunning electric fire
- Open plan kitchen/living/dining area with a range of appliances
- Separate utility room with a door that opens to the drive
- Formal dining room
- Four double bedrooms, three with built in wardrobes & an en-suite
- Family bathroom
- Detached double garage with electric roller door & a driveway for four cars
- EPC = B

Guide Price £500,000

If you are looking for your forever family home, like the idea of being close to the centre of Pocklington and want to be able to move in without carrying out any work, then look no further as this house will surely impress. The current vendors have spent over £100,000 upgrading this property since purchasing it back in 2018. The majority of the property has been fitted with Karndean flooring, shutters and attractive timber doors with glass insets, features that will surely appeal to the most discerning of purchasers.

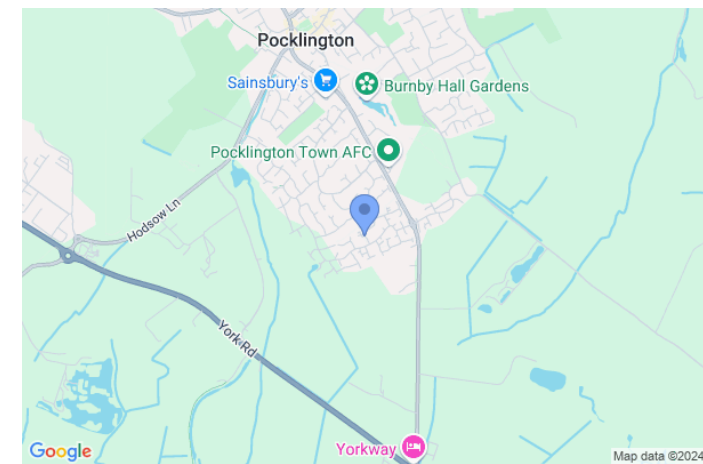
On entering you will see stairs rising to the first floor with doors off to all sides. The living room is on the right with a bay window to the front and a fantastic media wall at its centre with space for a tv and a contemporary electric fire below. An archway at the rear of this room gives access to the versatile open plan kitchen/living/dining area. One end of this room could be used for relaxed dining or as a second seating area. French doors open to the patio, perfect for entertaining guests, especially in the summer months.

The kitchen has been fitted with a U shaped Corean worktop that incorporates a composite sink with drainer and a five ring induction hob with extractor over. Appliances include an under counter fridge, dishwasher, two single ovens and a microwave. A separate utility room can be found immediately adjacent which has been fitted with a fridge/freezer, washing machine, dryer, a matching Corean worktop, storage units and a door which opens to the drive. Moving back through to the front of the property you will find the formal dining room which could be used as a second reception room or as a substantial home office. The cloakroom comprises of a low level w/c, hand basin with storage below and a heated towel rail. A cleverly created shoe storage unit beneath the stairs completes the ground floor.

To the first floor there are four double bedrooms, three of which have been fitted with a full wall of fitted wardrobes, whilst one has an en-suite comprising of a shower with a rainfall shower head, hand basin with storage below, low level w/c and heated towel rail. A family shower room comprising of a walk in double shower, low level w/c, his/her hand basins with storage below and a heated towel rail completes the internal accommodation.

Externally there is a detached double garage with an electric roller door, built in storage, a door that provides access to the garden and eaves space which could be altered to provide extra storage. The garden has been meticulously done with trees that have been strategically placed to provide privacy. There is a patio with a path that connects to the side of the garage. A gravelled seating area with a circular centre provides a lovely seating area. A lawned section with a gravel border can be found to the rear. The vendors have planted the garden with mature shrubs and flowers which add vibrant colour.

All items of furniture are available by separate negotiation.

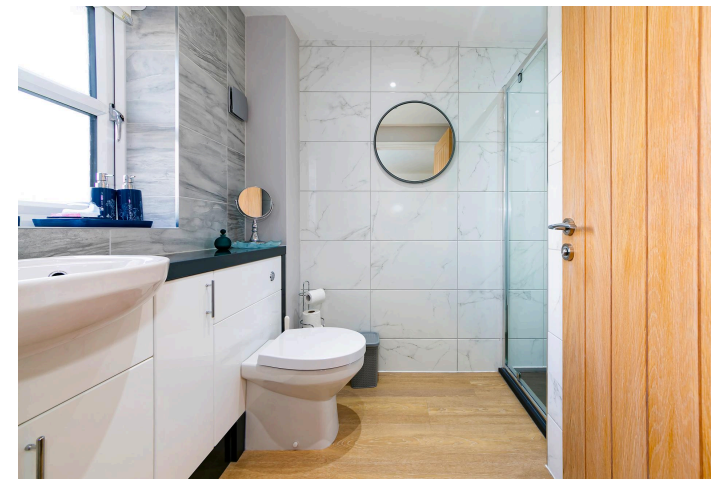




AN EXCEPTIONAL FAMILY HOME, FINISHED TO A HIGH SPECIFICATION



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		95
(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	

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			
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: 2087



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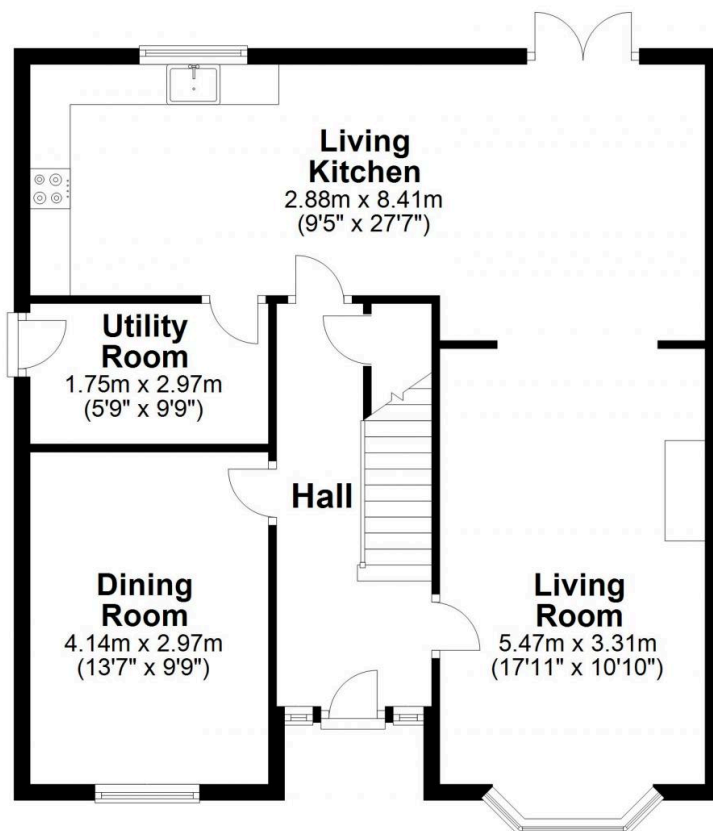


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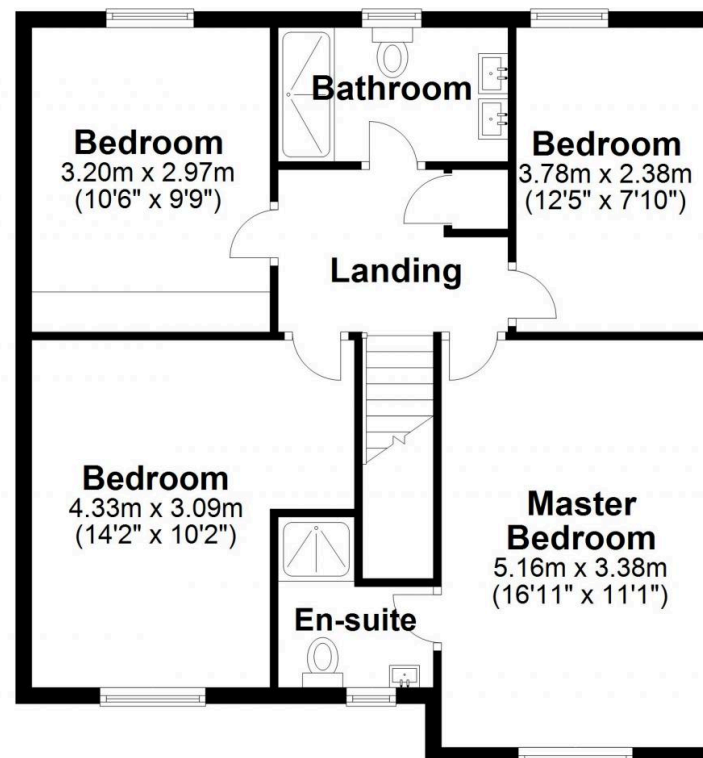
Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



First Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



Total area: approx. 143.1 sq. metres (1540.1 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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