



Lord Drive, Pocklington, York, YO42 2PB

- A substantial family home with underfloor heating to the ground floor • Stunning open plan kitchen/diner with a range of appliances. Separate utility room • Living room & a separate home office • Cloakroom with a w/c & hand basin • Five double bedrooms, two with en-suites. Family bathroom • Fully enclosed rear garden • Double garage with two up & over doors • Additional off street parking on the drive • Bus stop only a short walk from the property • EPC = C

Guide Price £595,000

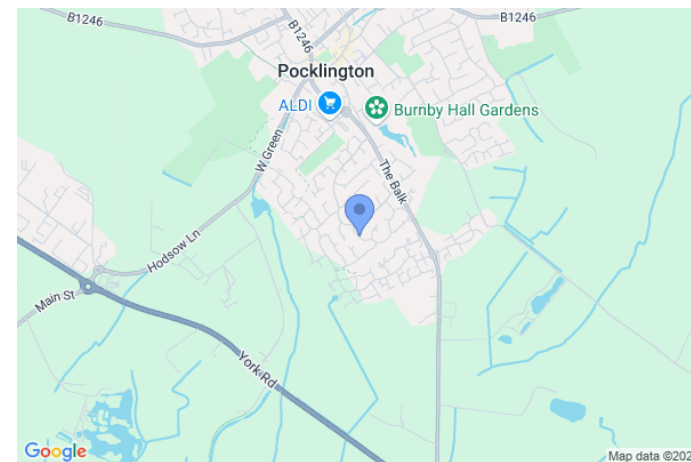
If you are looking to upsize, like the idea of being only a short walk from the centre of town and require quick access to the main road networks for commuting, then look no further as this deceptively spacious family home could be exactly what you have been waiting for. The current vendors have carried out a number of improvements over the years including the creation of a contemporary open plan kitchen/diner, the replacement of multiple bathrooms and redecoration throughout. Houses within this particular area are extremely popular, so a viewing is highly recommended to fully appreciate everything it has to offer.

On entering you find yourself in grand hallway with doors off to all sides and stairs rising to the first floor. A cloakroom with a w/c can be found on the left, whilst a home office/snug/bedroom can be found on the right. Beyond you will find the living room which is not only spacious but benefits from a gas fire at its centre and French doors at the far end which open to the garden beyond.

The kitchen/diner is immediately adjacent and has been finished to a high standard. The kitchen itself has been fitted with a central island that doubles up as a breakfast bar, a four ring induction hob, an American style fridge/freezer, bin store, dishwasher, hide & slide oven, composite sink with drainer and various storage units. The kitchen/diner benefits from an abundance of natural light as there are dual aspect windows, a set of French doors and bi-folding doors. In addition, the dining area can accommodate a good size formal dining table with chairs. There is a separate utility room which has been fitted with a worktop, stainless steel sink with drainer and storage. There is a door that opens to a path at the side of the house and a second door which gives access to the integral double garage with up and over doors.

To the first floor there are five double bedrooms and a single/office. Five of the bedrooms have built in wardrobes, whilst two have the benefit of en-suite shower rooms. A family bathroom comprising bath with shower attachment, low level w/c, floating hand basin and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is mainly laid to lawn and is fully enclosed, so it is perfect for young children or pets to run around and enjoy the fresh air. There is decking to three sides, a patio seating area, a timber garden shed and several colourful shrubs. There is parking on the drive for two cars and covered parking for two in the garage.





A STUNNING FAMILY HOME WITH MULTIPLE RECEPTION ROOMS AND SPACIOUS BEDROOMS



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	79

Environmental Impact (CO ₂) Ra		
	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	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services

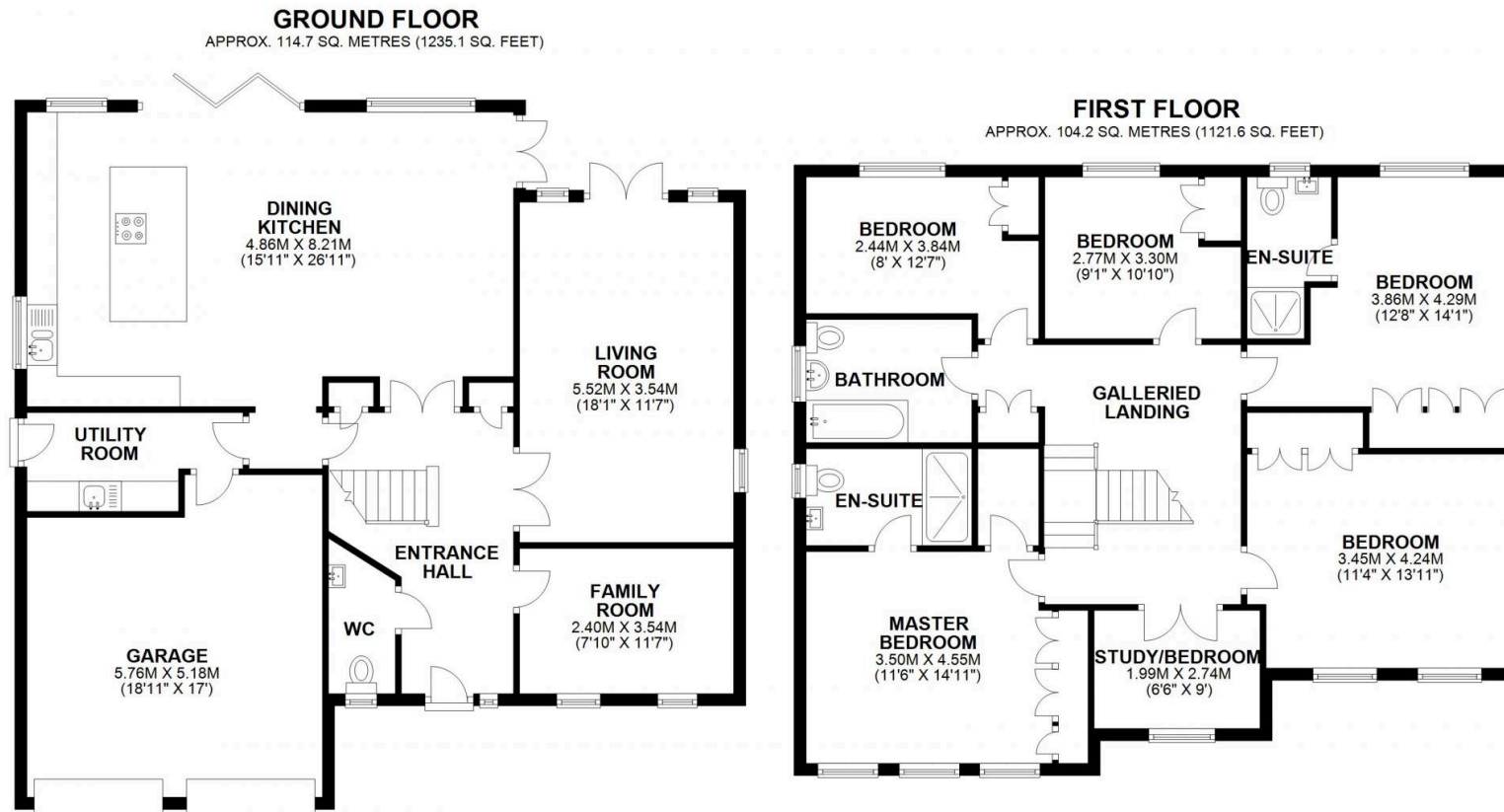


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