



Brierley House, Waplington Park, Allerthorpe, YO42 4RW

• Here we have a beautifully presented family home in a desirable location • Exclusive development • Sitting room with triple aspect windows • Dining room. Garden room/snug • Home office • Breakfast kitchen. Utility room • Five double bedrooms (one with an en-suite). House bathroom • Fully enclosed rear garden with a patio, summer house & shed • Double garage. Impressive driveway with generous off street parking • EPC = C

Guide Price £759,000

Located in the desirable village of Allerthorpe, only a short distance from the market town of Pocklington and twenty minutes from the city of York, is this beautifully presented, five bedroomed detached home. The vendors have recently updated the whole property to a high standard to create a stunning family home.

The property occupies a generous plot on the exclusive development of Waplington Park which is unlike anything else in the area. Houses rarely become available on this development so viewing is highly recommended to appreciate everything Brierley House has to offer.

To the front of the property is a generous, fully enclosed porch which leads to a spacious entrance hall.

The sitting room is accessed by double doors to the right and has the convenience of a gas fire in an impressive surround and doors onto the garden.

There is useful storage beneath the staircase, beyond which is a cloakroom and a door giving access to the garden room / snug and dining room.

The dining room has an attractive window seat and leads to the bright, spacious garden room / snug which also has doors to the patio. Also on the ground floor is another reception room which is currently used as an attractive home office.

The kitchen / breakfast room is dual aspect with plenty of space for a table. The fitted kitchen is L – shaped, with a Belfast double sink, generous storage and a Belling range double oven with a five-ring gas hob and Belling extractor fan. The utility room is fitted out with the same units, leads off the kitchen and has a back door to the garden.

The first-floor houses five double bedrooms, one of which is currently a beautifully fitted out dressing room.

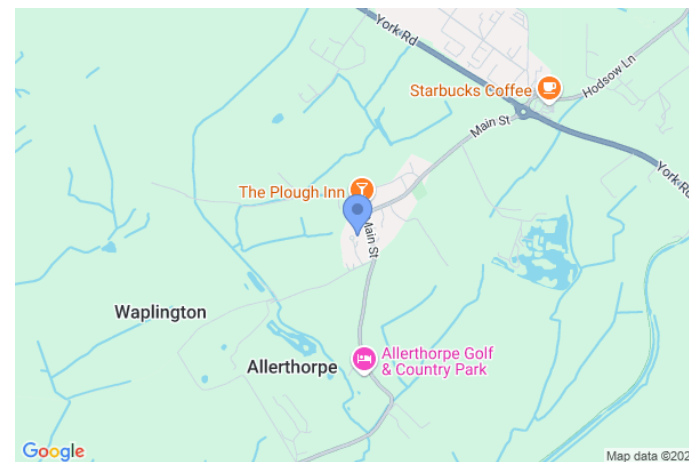
The master bedroom has dual aspect windows, built – in storage and an attractive en-suite with a rainfall shower head.

The second bedroom is located at the front of the property and has a large walk-in cupboard which is conveniently shelved for storage.

The third bedroom is at the back of the property with views over the garden.

The fifth bedroom is located at the other side of the staircase offering an alternative use as a peaceful space to work from home.

The landing also provides plenty of storage including a double built in wardrobe and utility cupboard for towels etc. There is a large loft which is partially boarded for storage.

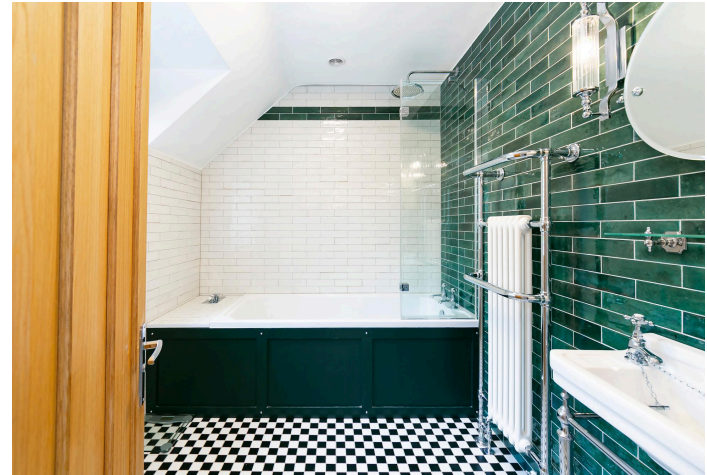




A STUNNING FAMILY HOME IN A HIGHLY DESIRABLE AREA



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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		
	70	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Brierly House, Main Street, Allerthorpe, YO42 4RW
Reference: 1951

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 G

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



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

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



TOTAL AREA: APPROX. 198.7 SQ. METRES (2138.3 SQ. FEET)
BRIERLEY HOUSE

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