



Overend Avenue, Pocklington, York, YO42 2FS

- A beautifully presented family home with No Onward Chain • Kitchen with a range of fitted appliances and storage. Separate utility room • Living room with a bay windows • Formal dining room • Cloakroom • Four double bedrooms, one with built in wardrobes & an en-suite • Family bathroom • Fully enclosed rear garden which has been beautifully maintained • Double garage & additional off street parking on the drive • EPC = B

Guide Price £495,000

Positioned on the edge of a popular development, only a short walk from the centre of Pocklington is this spacious four bedroomed detached family home. Pocklington is a charming market town nestled at the foot of the Yorkshire Wolds. The town benefits from a wide range of amenities including a traditional market held weekly, a variety of independent shops, cafes and restaurants, as well as larger supermarkets for everyday needs. Cultural life is vibrant, with the renowned Pocklington Arts Centre hosting live music, theatre, film screenings and exhibitions. There are excellent primary and secondary schools, including the well-regarded Pocklington School and Woldgate School. The town is also home to several parks and green spaces such as Burnby Hall Gardens, famous for its national collection of water lilies. Additional amenities include a medical centre, a leisure centre with gym and swimming pool, churches and various sports clubs. The property is offered to the market with No Onward Chain.

A paved path leads to the front door which opens into a large reception hall with a staircase leading to the first floor and various doors off. The living room which is to the left is a good size and benefits from a bay window which allows natural light to flood the room. To the rear of the property is a wonderful open plan kitchen/diner which comprises of a range of storage units, breakfast bar, stainless steel sink with drainer, gas hob with extractor over, two ovens, dishwasher and a fridge/freezer. To the side of the kitchen is a sitting area with French doors that open out to the rear garden. There is utility room off to one side of the kitchen which has a door through into the double garage, whilst a formal dining room can be found to the other. A cloakroom with a low level w/c and hand basin completes the ground floor.

To the first floor, a large central landing provides access to the bedrooms and bathrooms. The master suite is found to the front of the property and benefits from multiple fitted wardrobes and an en-suite comprising bath, separate shower, low level w/c and a hand basin. There are three further double bedrooms and a family bathroom comprising bath, shower, hand basin and low level w/c completes the internal accommodation.

Externally the rear garden is generous and predominantly laid to lawn with a patio seating area immediately adjacent to the house. There is a second paved seating area, various mature shrubs, a timber garden shed and a tap. The garden is fully enclosed by a timber fence, perfect if you have young children or pets. There is off street parking on the drive for two cars and covered parking within the garage which is accessed via an up and over door.

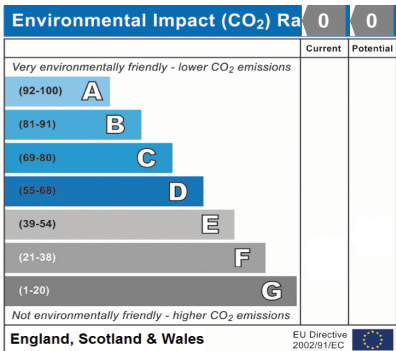
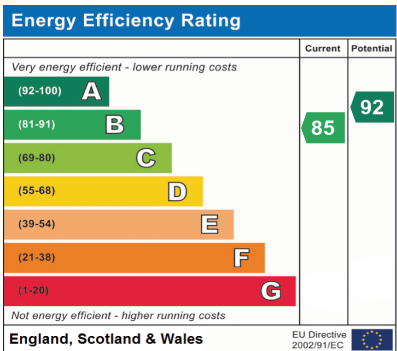




A STUNNING FAMILY HOME WITH A BEAUTIFULLY MAINTAINED GARDEN



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

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, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 1822 sq. ft / 169.24 sq. m
Garage 257 sq. ft / 23.83 sq. m
Total 2079 sq. ft / 193.07 sq. m

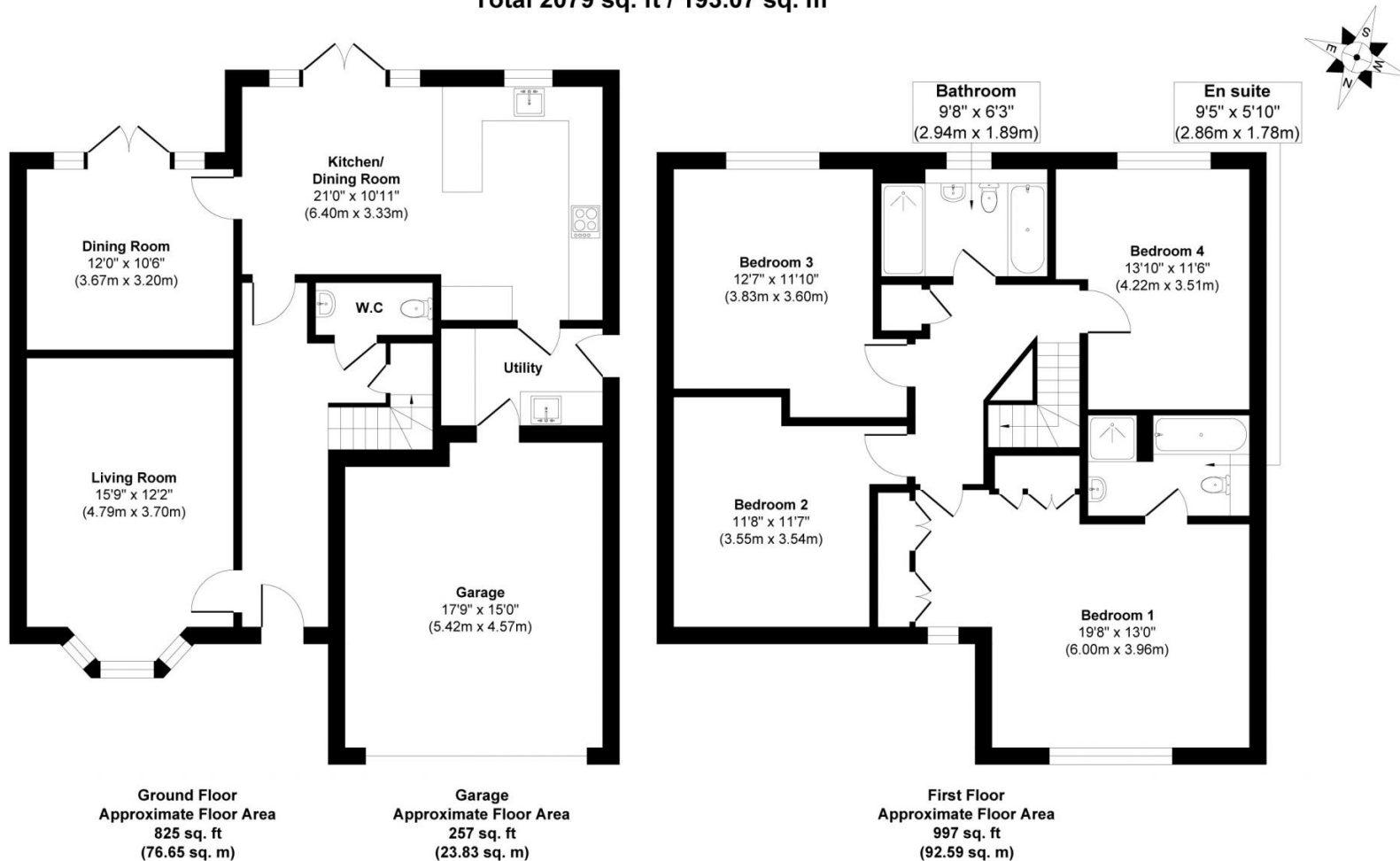


Illustration for identification purposes only, measurements approximate, not to scale.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.