



Javerley Street, Pocklington, York, YO42 2SW

- A substantial family home in a highly desirable location • Open fields to the rear • Living room & a formal dining room
- Open plan kitchen/living/dining area with two sets of French doors • Separate utility room & w/c • Main bedroom benefits from a dressing room & en-suite bathroom • Four further bedrooms, two sharing an en-suite. Family bathroom • Fully enclosed rear garden & a timber summer house • Detached double garage & off street parking on the drive • EPC = B

Guide Price £585,000

Situated in the heart of the Yorkshire Wolds, the historic market town of Pocklington offers an excellent range of amenities including independent shops, cafés, restaurants, supermarkets, well-regarded primary and secondary schools, leisure facilities and healthcare services. With easy access to York, Hull and the A1079, alongside beautiful surrounding countryside and scenic walking routes, Pocklington combines small-town charm with superb connectivity and everyday convenience.

This impressive five bedroom detached family home offers spacious and versatile accommodation, finished to a high standard throughout. On the ground floor, the property features a welcoming living room and a separate formal dining room, ideal for entertaining. The heart of the home is the open plan kitchen/living/dining area, designed for modern family life. The kitchen is fitted with a comprehensive range of storage units, Silestone worktops, a four-ring gas hob, double oven, dishwasher, wine fridge and space for a fridge/freezer, providing both style and functionality. Ample storage is incorporated throughout, ensuring a clean and practical layout. Two sets of French doors open to the garden beyond.

A separate utility room offers additional storage and space for further white goods, with a door opening onto a side path for added convenience. A good size cloakroom with a w/c and hand basin completes the ground floor accommodation.

Upstairs, the master bedroom benefits from a dressing room with mirrored wardrobes and a well-appointed en-suite bathroom comprising a bath, separate shower, low level w/c and hand basin. There are four further bedrooms, two of which are connected by a Jack & Jill en-suite, making them ideal for family living or guests. The smallest bedroom could be used as a home office if home working is required.

Externally, the property boasts a detached double garage and space for additional cars on the drive. The lawn at the rear is fully enclosed, featuring a number of raised beds, a patio seating area and a timber summer house, perfect for outdoor entertaining or relaxation. The home also benefits from 14 solar panels with battery storage, enhancing energy efficiency and reducing running costs.





A SUBSTANTIAL FAMILY HOME WITH OPEN FIELDS TO THE REAR



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		92
(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	

Address:
Reference: 2490

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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services. Solar panels



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

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Approx. Gross Internal Floor Area 2062 sq. ft / 191.56 sq. m
Garage 395 sq. ft / 36.68 sq. m
Outbuilding 133 sq. ft / 12.37 sq. m
Total 2590 sq. ft / 240.61 sq. m

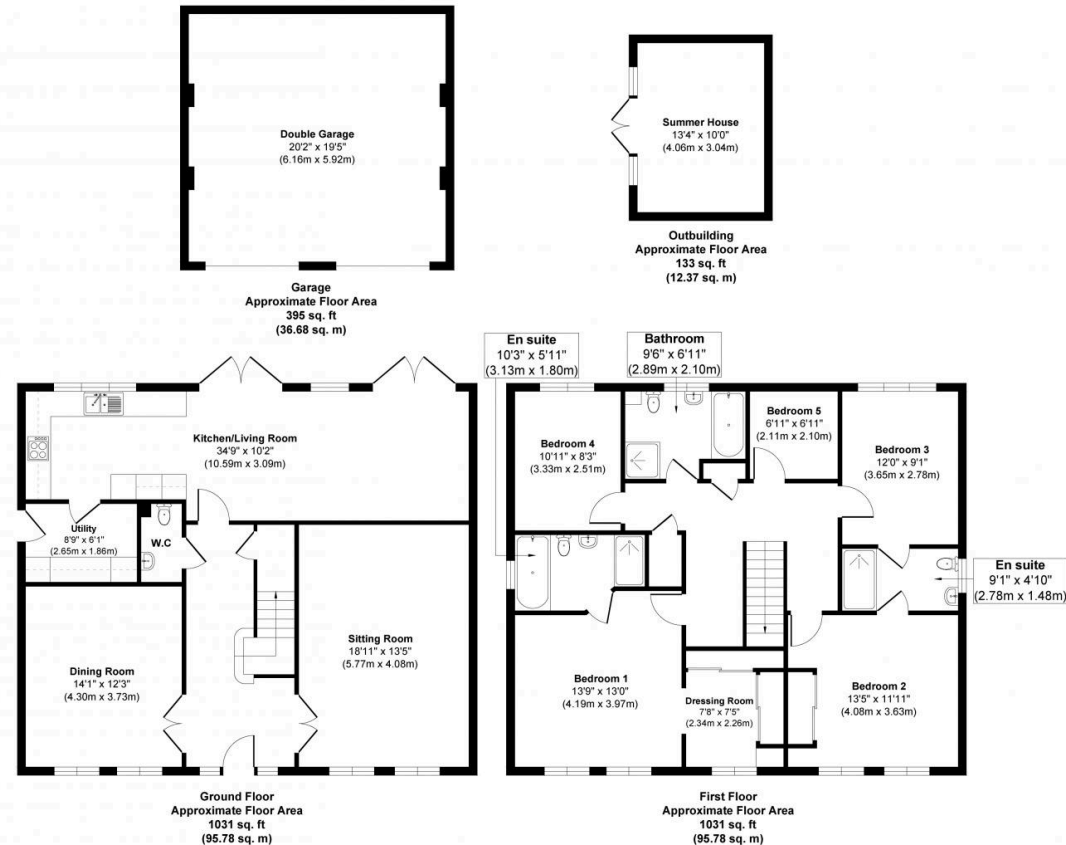
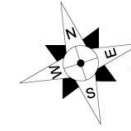


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