



Parisi Way, Pocklington, York, YO42 2TG

Guide Price £625,000

The Portland is a stunning, five-bedroom family home that is unlike any new build currently on the market. The developer has designed the internal layout to combine the benefits of modern, open plan living alongside traditional separate living spaces. There is a focus on space throughout, from the generously sized entrance hall to the large double bedrooms and Master Suite, all of which benefit from an abundance of natural light via traditionally styled Georgian sliding sash windows.

The outside is equally impressive, with a natural slate roof, stone sills and traditional Yorkshire Tumbled brickwork complimenting the Georgian styled windows. A private walled garden can be found to the rear with a large garage to the side from which you can also enter the house. A viewing is highly recommended to fully appreciate the quality and space on offer.

On entering, you will be faced with an oak and glass staircase leading to the first floor. To the right-hand side, you will find the open plan kitchen/living/dining area which has a set of bi-fold doors beneath a beautiful vaulted ceiling, opening out onto garden. The kitchen itself will benefit from a U-shaped quartz worktop, incorporating a sink with drainer and a 5-zone induction hob. Part of the worktop doubles up as a breakfast bar. Appliances include a double oven, integrated fridge/freezer, dishwasher, wine cooler and bespoke pantry unit. There is space for a formal dining table with chairs and a sofa, if like so many you spend a lot of time with the family in a space such as this. A separate utility room can be found off the kitchen which also provides access to the garage. There is a storage cupboard to the side of the utility and a w/c beneath the stairs, accessed from the hallway.

In addition, there is a separate living room and a home office. The home office could be used as a playroom or snug, if so desired.

To the first floor there are four large double bedrooms, one of which has built in storage. There is a stunning family bathroom to one side of the house that will comprise bath, corner shower, low level w/c and hand basin with illuminate vanity mirror above. A separate shower room can be found across the landing as an en-suite to the largest bedroom on this floor. Moving up to the second floor you will find the substantial and impressive master suite which comprises of a large bedroom, walk in dressing area and an en-suite. The en-suite comprises of a freestanding bath, corner shower, w/c and hand basin. There is storage in the eaves which is accessed via doors throughout this floor.

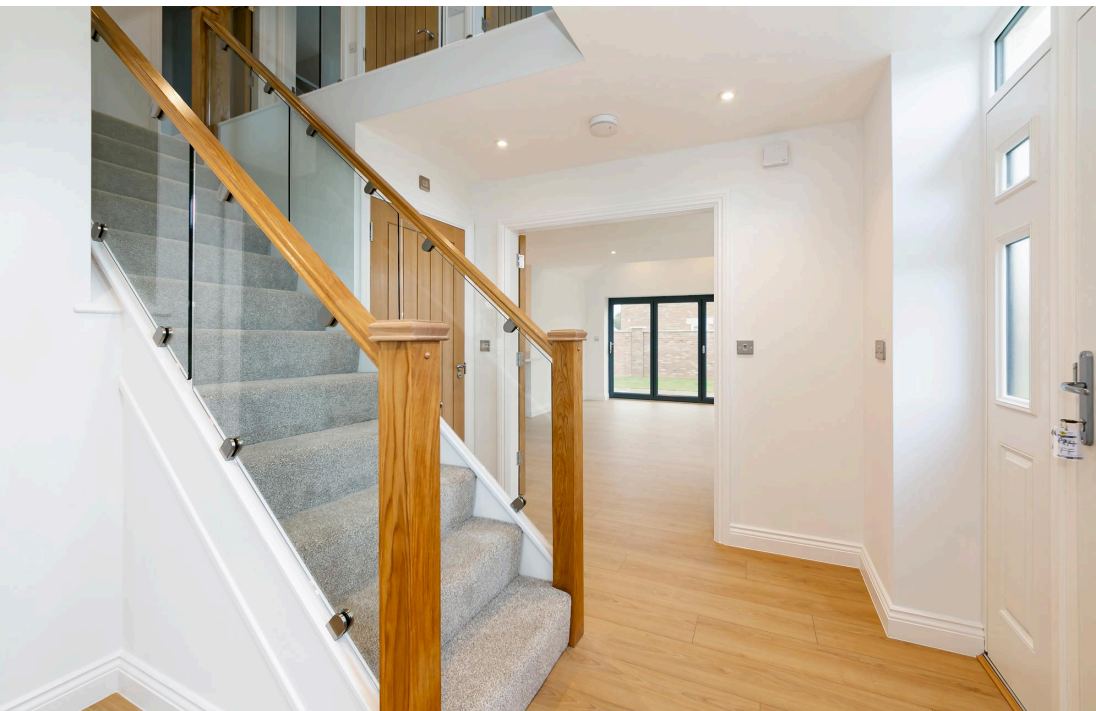
Externally you will find that the front lawn is enclosed by estate fencing, whilst the side and rear benefits from a newly built wall which provides privacy. There is a patio seating area perfect for enjoying the sun in the summer months and entertaining guests. There is off street parking on the block paved driveway for multiple cars.

The property benefits from underfloor heating to the ground floor, comes fully fitted with carpets and floor coverings and is presented with a comprehensive NHBC 10-year guarantee.

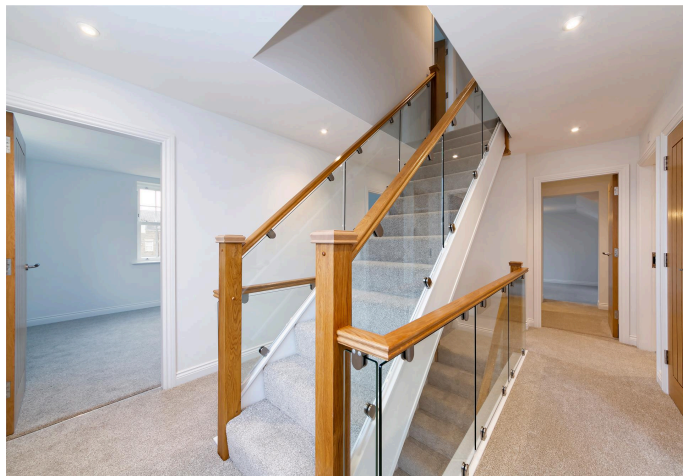
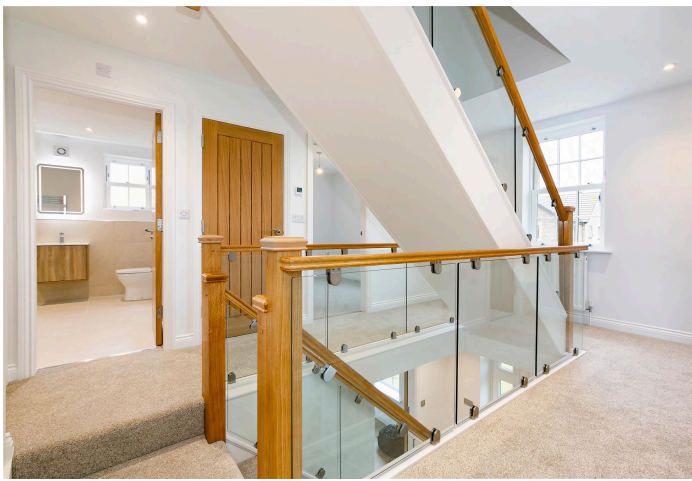




A SUBSTANTIAL FAMILY HOME BUILT TO A HIGH SPECIFICATION



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			
England, Scotland & Wales		85	85
		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		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Parisi Way, Pocklington, York, YO42 2TG

Reference: 1352

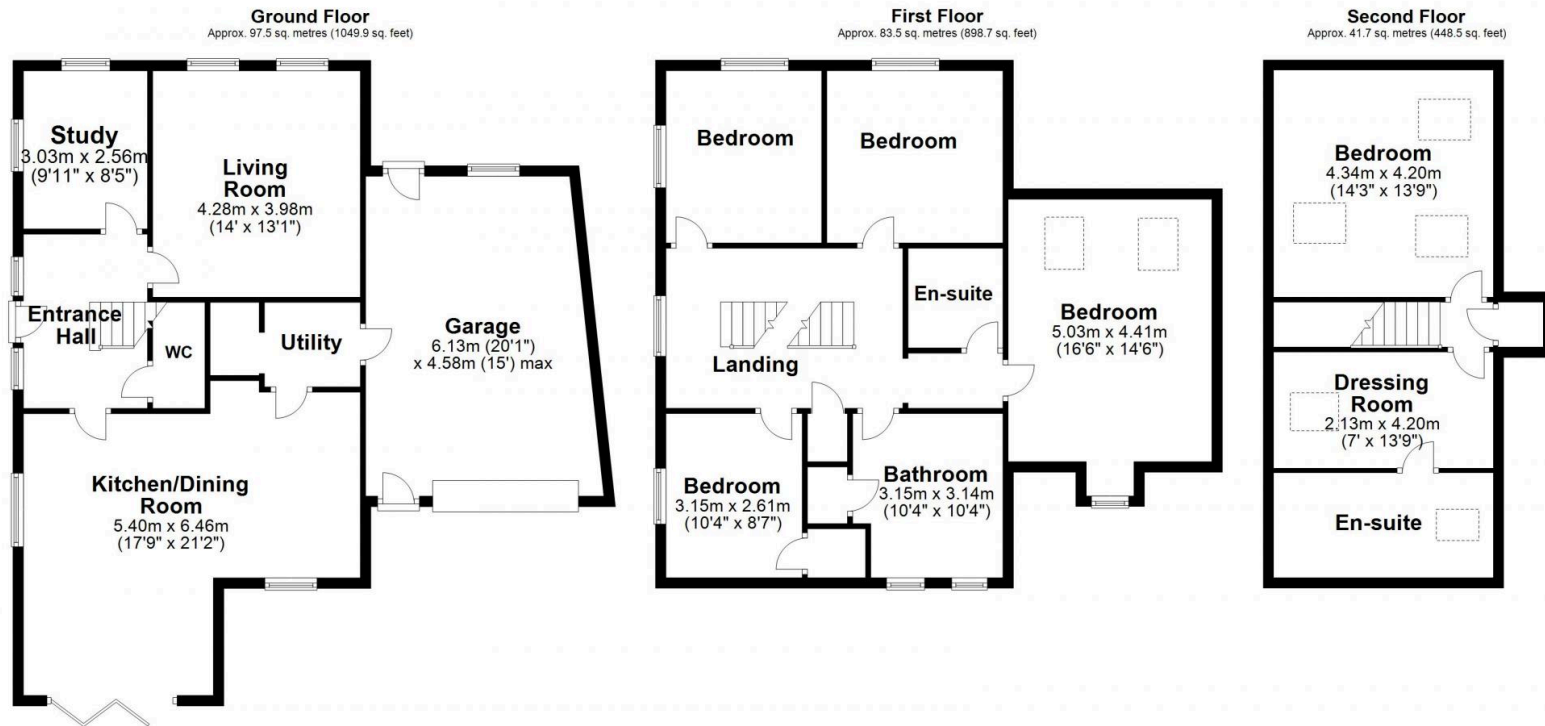


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Total area: approx. 222.7 sq. metres (2397.1 sq. feet)

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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