



Canal Lane, Pocklington, York, North Yorkshire, YO42 1NN

• A substantial family home with over 2500 sqft and large gardens • Fully fitted annex attached, perfect for dual family living • Open plan kitchen/dining area. Separate utility room • Living room with a log burner. Cloakroom with w/c and hand basin • Five double bedrooms, one with a dressing room and ensuite • Family bathroom • Substantial garden with a pond, decked seating areas, patio and lawn • Driveway to the front for multiple vehicles • Close proximity to the town centre • EPC = D

Guide Price £649,500

If you are looking for a change of lifestyle, like the idea of living rurally but still need quick access to the centre of town, then look no further as this substantial family home could be the perfect purchase for you. The current vendors have created a stunning home that not only benefits from open plan living spaces, large double bedrooms and a substantial garden but also has a one bedroom annex attached that would be perfect for dual family living. A viewing is highly advised to fully appreciate the size and quality on offer.

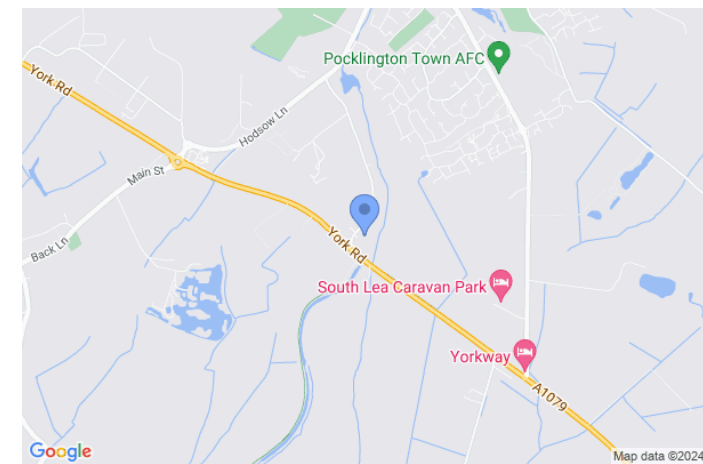
On entering you find yourself in a spacious entrance hall with stairs leading to the first floor and a hallway that provides access to ground floor living accommodation. The open plan kitchen/diner is stunning, with space at one end for a dining table with chairs and the main kitchen with a central island at the other. The island has a granite worktop that incorporates a four ring hob and recessed extractor. Below you will find storage cupboards and a wine fridge. There is a second granite worktop with a stainless steel sink at its centre and additional storage cupboards to both sides. There are various appliances including a coffee machine, combination microwave oven, washing machine, two single ovens and a full height fridge. A set of bi-folding doors open to raised decking.

The living room is substantial in size and benefits from a log burner at its centre, the perfect addition for the colder winter months. There is another set of doors that open to the rear garden. At the rear of the property you will find a good sized utility room with two separate worktops with space below for white goods. A cloakroom with a w/c and hand basin is immediately adjacent.

To the first floor there are five double bedrooms, the master benefitting from a dressing room and an ensuite comprising bath with shower over, his/her hand basins, low level w/c and built in storage. A family bathroom comprising of a free standing bath, walk in double shower, low level w/c, hand basin with storage below and a chrome heated towel rail completes the main house.

There is an annex that is attached to the house which has a fully fitted kitchen, dining area, living room with doors out to the garden, bedroom and a shower room.

Externally the rear garden is substantial and can be split into several distinct areas. To one side there is a lovely fish pond with raised decking adjacent. There is a large patio seating area and a timber gazebo that has been used to house a hot tub. A good sized storage shed can be found in one corner, perfect for gardening paraphernalia. There are two further raised decking areas, one is behind the annex whilst the other is at the very rear of the garden and is perfect for entertaining guests. The garden is fully enclosed by a timber fence so is perfect if you have young children or pets. To the front you will find a large drive that can accommodate a multitude of vehicles.





A STUNNING FAMILY HOME WITH A LARGE GARDEN AND ANNEX



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			
		58	79

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

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			
		0	0

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 Mains water and electric. Oil central heating.



Address: Canal Lane, Pocklington, York, North Yorkshire, YO42 1NN
Reference: 1535



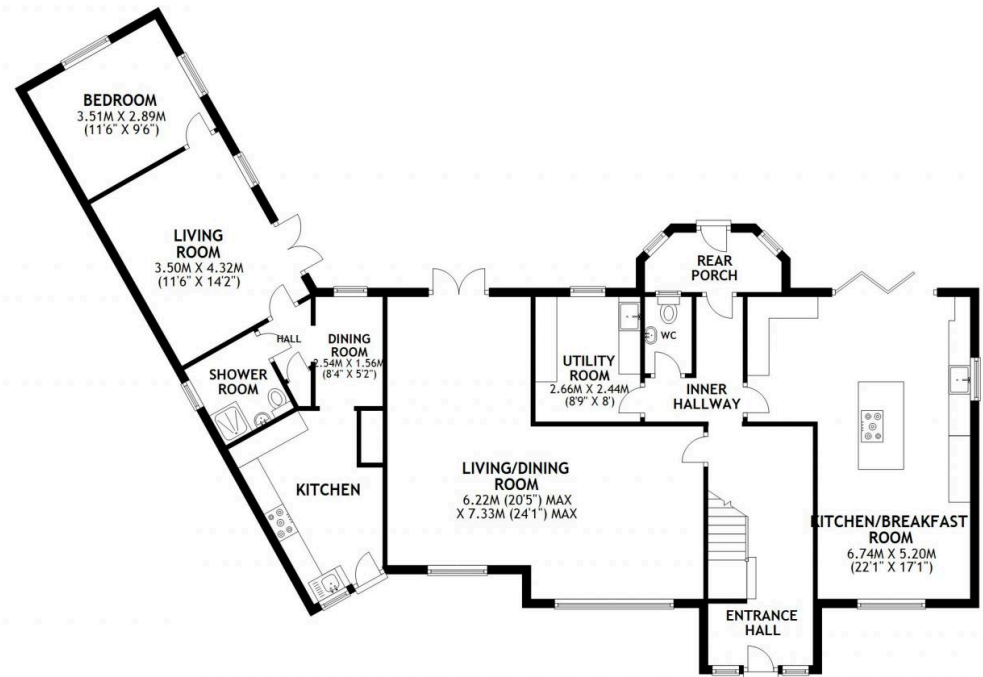
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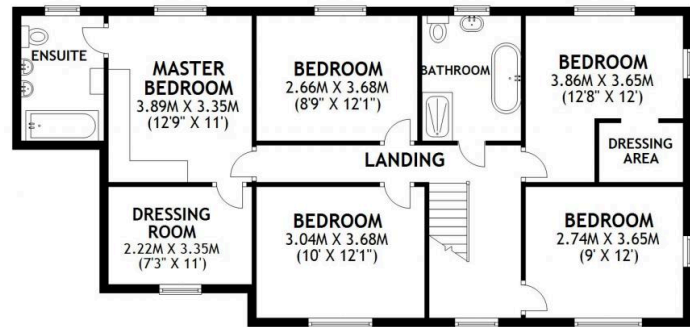
Offices in York, Pocklington and Market Weighton

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GROUND FLOOR
APPROX. 147.5 SQ. METRES (1587.4 SQ. FEET)



FIRST FLOOR
APPROX. 93.7 SQ. METRES (1008.4 SQ. FEET)



TOTAL AREA: APPROX. 241.2 SQ. METRES (2595.9 SQ. FEET)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using PlanItUp.

Disclaimer

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