



Oshawa Dell, Pocklington, York, YO42 1NN

• No Onward Chain • A beautifully presented home in a highly desirable location • Living room with a fireplace at its centre • Formal dining room • Kitchen with a range of appliances & a separate utility room • Garden room with a vaulted ceiling • Five bedrooms, a bathroom & a shower room • Enclosed garden with open fields to the rear • Double garage & off street parking on the drive • EPC = F

Guide Price £514,500

If you are looking for your next family home, like the idea of being only a short distance from the centre of town and require quick access to the main road networks, then look no further as this deceptively spacious property could be exactly what you have been waiting for. This lovely home benefits from multiple reception rooms, spacious bedrooms and views over open fields at the rear. There are only four properties within this exclusive development, so if you are looking to make a change then an early viewing is highly recommended to fully appreciate everything it has to offer. The property is offered to the market with No Onward Chain.

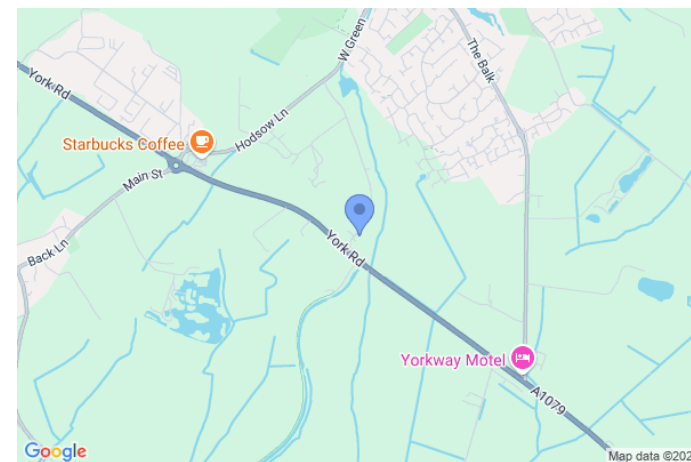
On entering you will see stairs rising to the first floor with doors off to both sides. The first door on the left opens into the living room which has fireplace at its centre with a marble inset and an ornate timber surround. To one side there is a hand crafted bookshelf with storage below and dual aspect windows which allows natural light to enter. Moving through you find yourself in the formal dining room which provides more than enough space for a good size dining table with chairs, whilst dual aspect windows again allow natural light to fill the room.

The kitchen has been fitted with two granite worktops, one of which incorporates a recessed sink, various storage units, a dishwasher, a fridge/freezer with water dispenser, a four-ring halogen hob and a single oven. A separate utility room can be found immediately adjacent which has been fitted with a granite worktop that incorporates a sink and has space below for a washer/dryer.

A substantial garden room in the back right hand corner of the property benefits from a vaulted ceiling, triple aspect windows and double doors which open to the garden. A bedroom/home office with a shower room adjacent comprising shower, low level w/c, hand basin with storage below and a heated towel rail completes the ground floor.

To the first floor there are four double bedrooms, all of which have built in wardrobes. A family bathroom comprising bath with shower over, w/c, hand basin with storage below and a heated towel rail completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a patio seating to one side, the perfect place to sit and enjoy the sun in the summer months. The garden is fully enclosed by timber fencing and a mature hedge, making it perfect if you have young children or pets. If you like the idea of being part of the countryside, then you will love the fact that there are open fields to the rear. There is an integral double garage which currently has a partition wall through its centre as it has been used for storage but this could be easily removed so that it can be used for parking. There is parking for additional cars on the drive and a good sized lawn immediately adjacent.





AN ATTRACTIVE FAMILY HOME WITH NO ONWARD CHAIN



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	37	48
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. LPG central heating & a septic tank



Address:
Reference: 2113

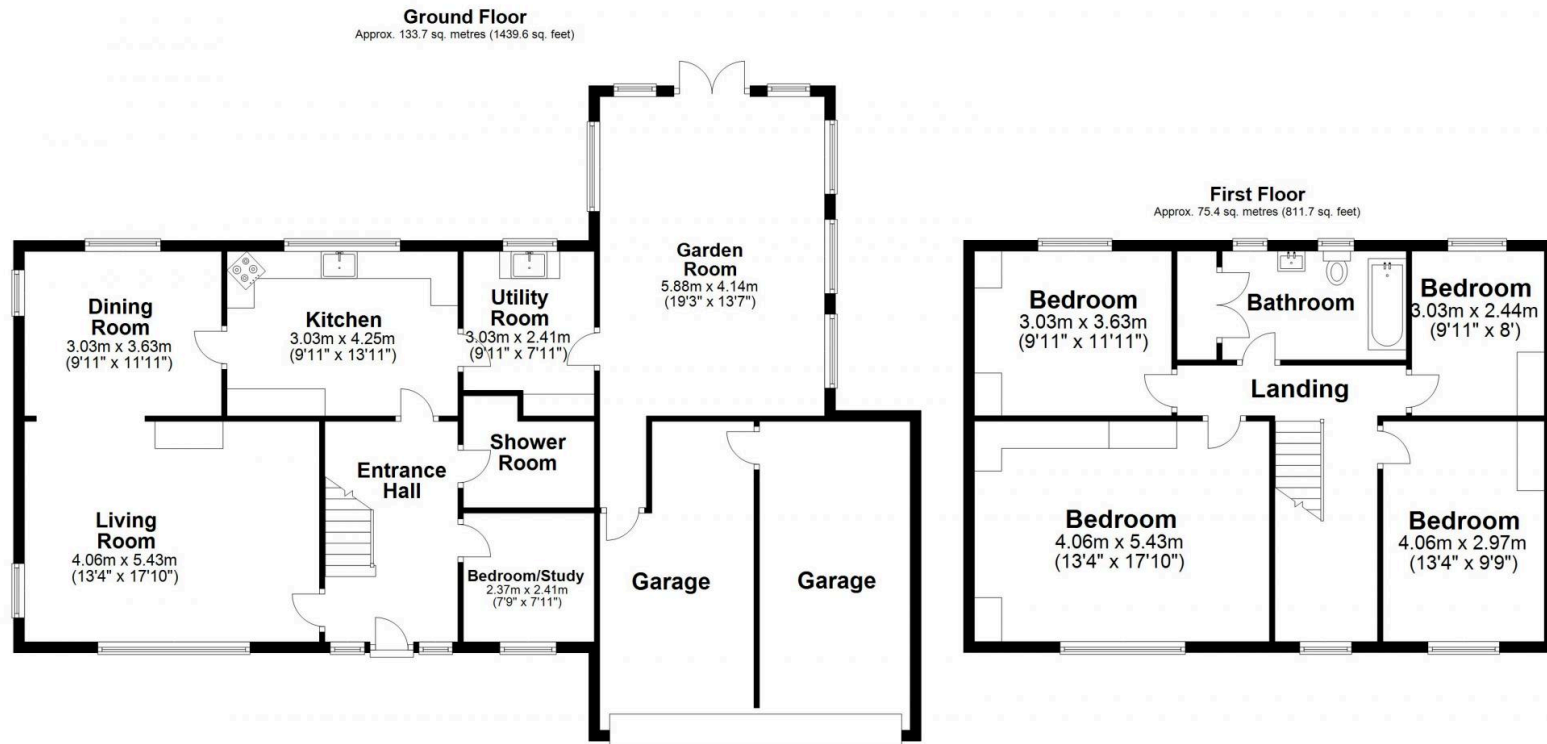


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Total area: approx. 209.2 sq. metres (2251.3 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqP 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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