



The Mile, Pocklington, York, YO42 2HQ

- A beautifully presented family home in a highly desirable location
- Circa 3000 sqft of accommodation
- Stunning open plan kitchen/living/dining area with a range of high end appliances
- Separate utility room & w/c
- Living room with triple aspect windows
- Snug
- Five double bedrooms, two with en-suites & one with a dressing area
- Family bathroom
- Fully enclosed rear garden, garage with electric door & off street parking on the drive
- EPC = C

Guide Price £880,000

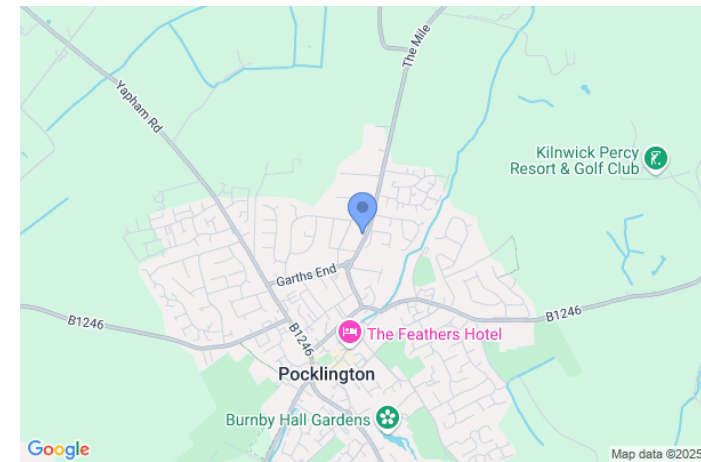
This exceptional family home is located on The Mile, one of Pocklington's most sought-after locations, only a short distance from the centre of town. This stunning property boasts circa 3000 sqft of accommodation and has been completely renovated by the current vendors to create contemporary open plan living spaces alongside intimate sitting areas, features that will surely appeal to the most discerning of purchasers. Not only do you get an abundance of internal accommodation but the plot extends to just over 0.25 of an acre, so if you want space for children or pets to run around then you will not be disappointed with what is on offer. A viewing is highly recommended to fully appreciate the pure quality of what this home has to offer.

On entering you will find yourself in a lovely entrance hall with doors off to all sides and stairs rising to the first floor. The living room is a light and spacious as it has triple aspect windows, one of which is a set of French doors that open to the garden. There is gas fired stove at the centre of the room, perfect for the colder winter months. To the other side of the entrance you will find a second reception room which has been fitted with a full wall of display shelving and has been utilised as a snug but could be used for a variety of different purposes depending on individual requirements.

The hub of the house is the incredible open plan kitchen/living/dining area. At the centre you will find an impressive central island with a granite worktop that doubles up as a breakfast bar, a wine fridge, dishwasher, bin store and storage below. There is a L shaped worktop that incorporates a double Belfast sink, a second smaller sink with a boiling tap, full height fridge, four ring induction hob, two Fisher & Paykel ovens, a Bosch microwave and additional storage. There are three large Velux windows above the dining area which allows natural light to fill the room. There is more than enough space for a large dining table with chairs, whilst a set of French doors open to the garden. This section of the house benefits from underfloor heating. There is a separate utility room off to one side, whilst a door at the rear of the kitchen opens into the integral double garage with electric roller door.

To the first floor there are five good sized double bedrooms, two of which benefit from modern en-suites, whilst one has a hidden dressing area with hanging rails and shelves. A family bathroom comprising bath, walk in double shower, low level w/c and hand basin completes the internal accommodation.

Externally the garden is fully enclosed by a mature hedge making it extremely private and secure. The majority has been laid to lawn with the addition of a handful of trees. There is a patio seating area immediately adjacent to the house, whilst a timber garden shed can be found in one corner. You will find an abundance of off-street parking to the front of the property on the gravelled drive.

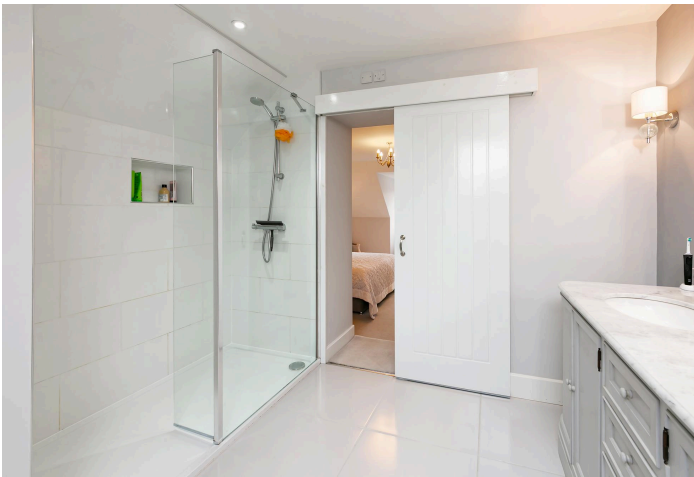




A STUNNING FAMILY HOME WITH A SUBSTANTIAL PLOT



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		
(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		73	79
		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			
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



Address:
Reference: 2184



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

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



Total area: approx. 273.7 sq. metres (2945.9 sq. feet)

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