



The Beeches, Pocklington, York, North Yorkshire, YO42 2HS

- No Onward Chain • A fantastic family home with huge potential • Large rear garden with mature shrubs & trees • Open plan living/dining room • Kitchen • Garden room • Pantry & store • Three bedrooms, a bathroom & a shower room • Integrated garage & off street parking on the drive • EPC = D

Guide Price £425,000

This lovely family home with a large south facing rear garden is situated in one of Pocklington's most sought-after locations. The property is nicely proportioned but could be extended if further space is required, subject to the appropriate permissions being obtained. The property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything it has to offer.

The front door opens into a lobby that has a useful shower room off, with plumbing for a washing machine. The inner hall has a storage cupboard, stairs to the first floor and access to the living room and kitchen.

Formerly two rooms, the living and dining room is now a large open plan space that provides many options, subject to your family needs. Double doors lead through to the garden room that has twin patio doors opening onto the rear garden.

The kitchen has a range of units and a useful walk-in pantry. A rear lobby with walk-in store/pantry also gives access to the integral garage and to the rear garden.

On the first floor are bedrooms, the master benefitting from a good range of fitted wardrobes. Bedroom two opens onto the balcony that is fitted with an EPDM membrane. This is a lovely area with views over the garden. The bathroom completes the internal accommodation.

A mature hedge to the front gives privacy to the property and the gravelled drive leads to a garage with an electric door and plumbing for a washing machine. There is ample additional parking to the front and a lawned garden. The rear garden has a paved patio extending to a lawned garden with attractive planted beds with mature shrubs.

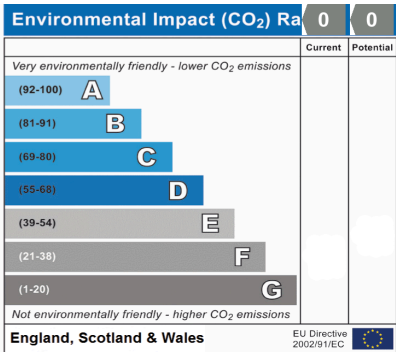
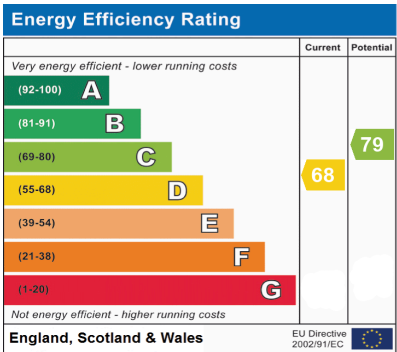




A LOVELY FAMILY HOME WITH NO ONWARD CHAIN AND A STUNNING REAR GARDEN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Address: The Beeches, Pocklington, York, North Yorkshire, YO42 2HS
Reference: 2242

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

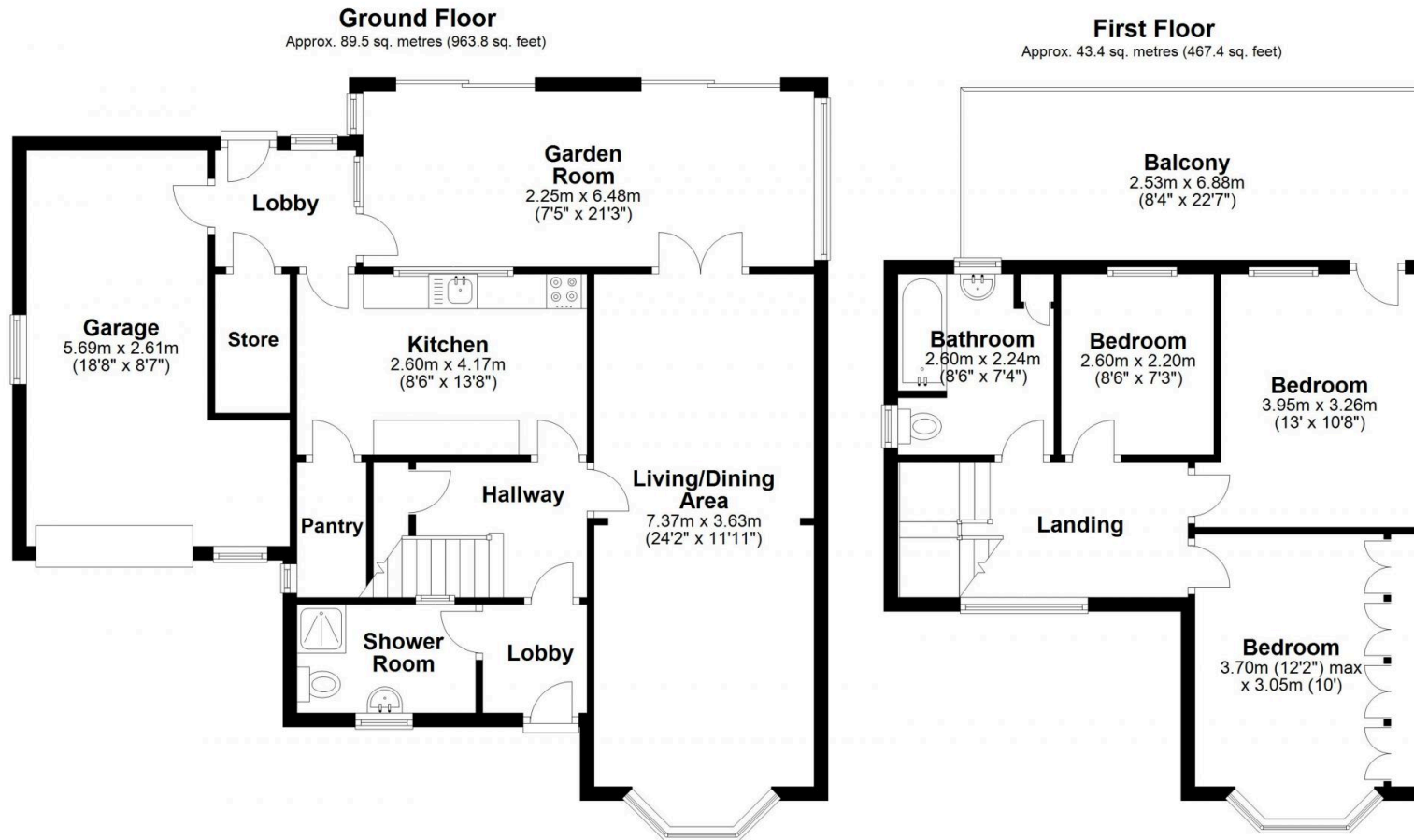


rmenglish.co.uk



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

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Total area: approx. 133.0 sq. metres (1431.2 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.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.