



Grainger Drive, Pocklington, York, YO42 2ST

- A beautifully presented family home in a highly desirable location
- Open plan kitchen/living/dining area. Separate utility room
- Living room with large windows that allows natural light to fill the room
- Snug/dining room
- Cloakroom
- Master bedroom with dressing room & an en-suite
- Four further good sized bedrooms, two of which share a Jack & Jill en-suite
- Family bathroom
- Detached double garage & a fully enclosed rear garden
- EPC = B

Guide Price £539,000

Set on the edge of the beautiful Yorkshire Wolds, Pocklington is one of East Yorkshire's most sought-after market towns, offering a rare combination of countryside charm and everyday convenience. The town has a thriving high street with an excellent range of independent shops, cafés, restaurants and pubs, alongside major supermarkets, leisure facilities and well-regarded schools for all ages. Nature lovers are drawn to the nearby Wolds countryside, with its rolling landscapes, walking routes and cycling trails, while attractions such as Pocklington Canal, Burnby Hall Gardens and the surrounding villages provide plenty to explore throughout the year. For commuters, Pocklington enjoys excellent connectivity. York is approximately 14 miles away, making it an ideal location for those seeking more space without sacrificing access to one of the region's most vibrant cities. York offers direct rail services to London, Leeds, Newcastle and Edinburgh, while the A1079 provides straightforward road links across Yorkshire and beyond.

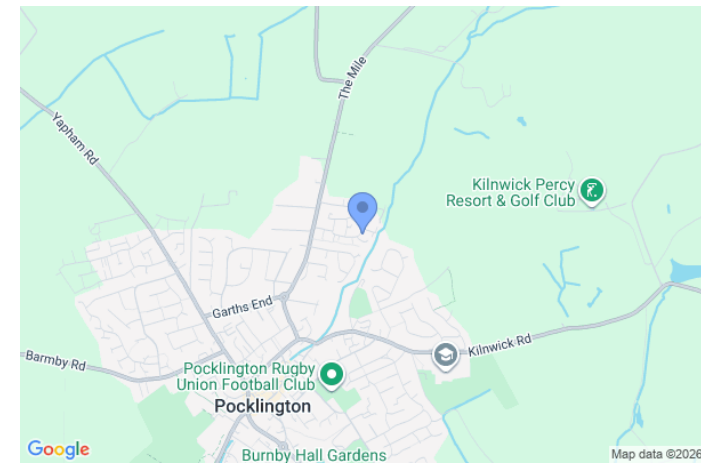
Occupying an attractive position within a modern residential development, this substantial five-bedroom detached home immediately impresses with its commanding frontage, generous driveway and detached double garage. The property has a smart, contemporary appearance, with a handsome brick-built exterior and well-maintained landscaped gardens creating a strong first impression from the moment you arrive.

Inside, the accommodation extends to over 2,000 sq ft and has been thoughtfully designed to provide both versatile family living and excellent entertaining space. At the heart of the home is a superb open-plan kitchen/dining/living area stretching across the rear of the property. Filled with natural light from wide glazed doors opening onto the garden, this sociable space provides the perfect setting for everyday family life. The contemporary kitchen is complemented by sleek cabinetry, generous work surfaces and an adjoining utility room that keeps the practicalities of modern living neatly tucked away.

The ground floor also benefits from a spacious living room, ideal for more formal occasions or relaxing evenings, together with a separate snug/dining room and cloakroom.

Upstairs, the impressive principal bedroom enjoys the luxury of its own dressing room and en-suite shower room, creating a true retreat away from the main living areas. Four further bedrooms provide ample accommodation for family members and guests, served by a well-appointed family bathroom, while an additional bathroom and en-suite facilities ensure the home is perfectly equipped for busy households.

Outside, the detached double garage and extensive driveway provide excellent parking provision, while the gardens offer space to relax, entertain and enjoy the peaceful surroundings. In addition there is a sitting area behind the garage and a low maintenance play area to one side.





A STUNNING FAMILY HOME WITH A DETACHED DOUBLE GARAGE & A FULLY ENCLOSED REAR GARDEN



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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Address:
Reference: 2730

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	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



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

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

Approx. Gross Internal Floor Area 2060 sq. ft / 191.40 sq. m
Garage 249 sq. ft / 23.10 sq. m
Total 2309 sq. ft / 214.50 sq. m

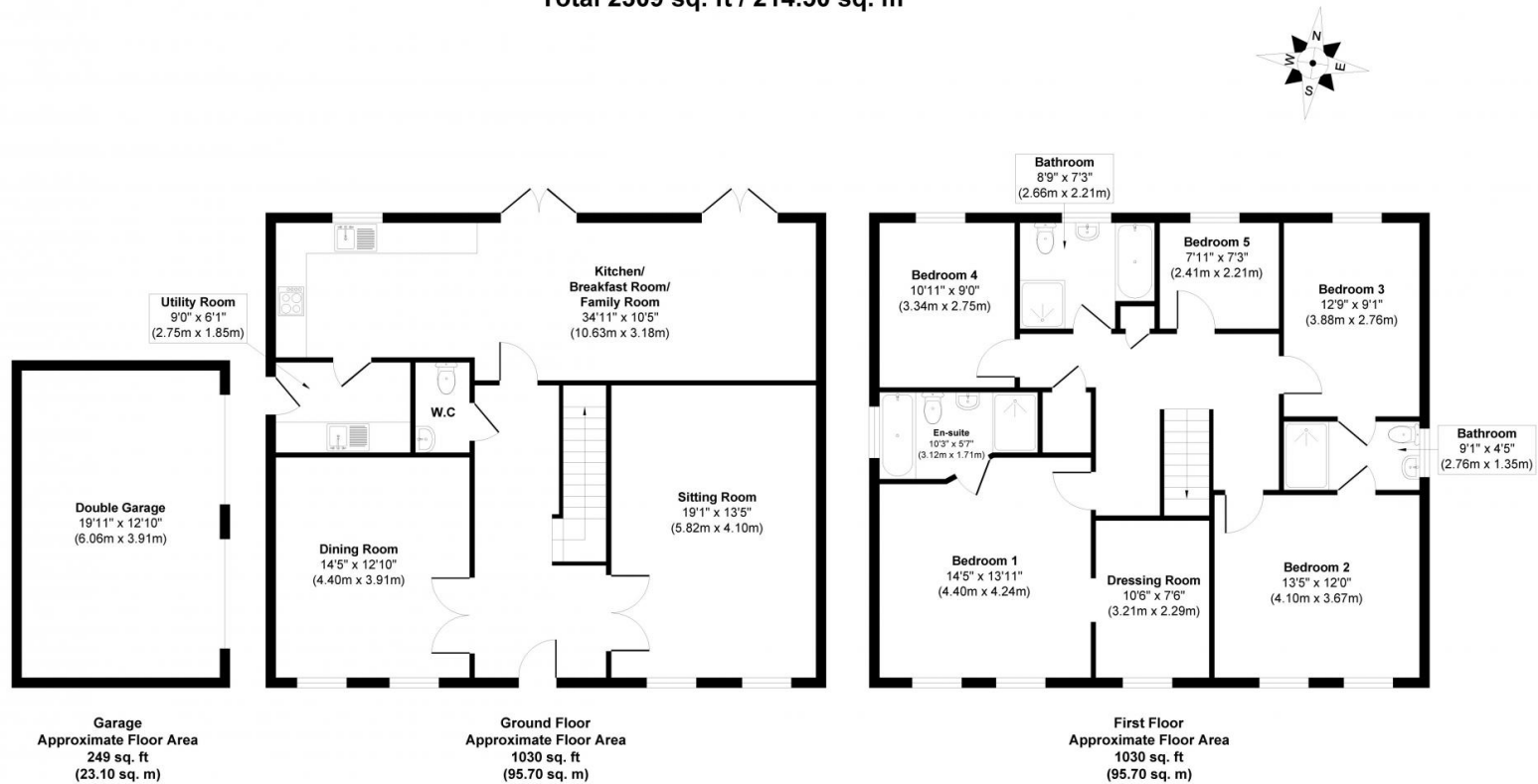


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