



Gus Walker Drive, Pocklington, York, YO42 2WA

- A beautifully presented family home in a highly desirable location
- Kitchen/diner with a range of fitted appliances & a separate utility room
- Living room with a log burner
- Garden room with doors out to the balcony
- Formal dining room
- Home office & a separate w/c
- Four bedrooms, two with en-suite facilities
- Modern shower room
- Fully enclosed rear garden, storage & off street parking for multiple cars
- EPC = C

Guide Price £475,000

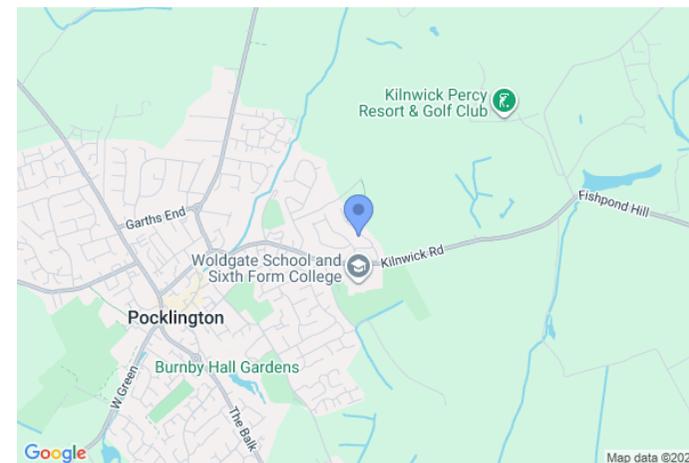
Situated on an elevated plot, in a well established and sought after residential development of Pocklington, is this fantastic four-bedroom detached family home. Pocklington is a vibrant and historic market town nestled at the foot of the Yorkshire Wolds, offering an excellent blend of rural charm and modern convenience. The town centre is within easy reach and provides a wide range of amenities including independent shops, supermarkets, cafés, restaurants and traditional pubs, along with healthcare and leisure facilities. Families are particularly well catered for, with a choice of well-regarded primary and secondary schools. There are also further schooling options within commuting distance. For those travelling further afield, Pocklington benefits from excellent road links via the A1079, providing straightforward access to York, Hull and the wider motorway network, making it ideal for commuters.

Internally, the ground floor is thoughtfully laid out for modern family life. A welcoming entrance hall leads to a particularly spacious living room with a log burner at its centre, providing an excellent space for relaxing and entertaining. Double doors connect through to the garden room which in turn gives access to the balcony, a fantastic addition especially in the warmer summer months. A formal dining room can be found immediately adjacent to kitchen/diner which again has a set of double doors which give access to the balcony.

The kitchen/diner is well proportioned and fitted with a range of modern units and integrated appliances including a Neff dishwasher, twin oven and extractor. In addition there is ample worktop space and room for informal dining. The kitchen area is bright and contemporary, finished in a clean and neutral style. A separate utility room adds practicality and provides internal access to the garage, while a home office and separate w/c completes the ground floor accommodation.

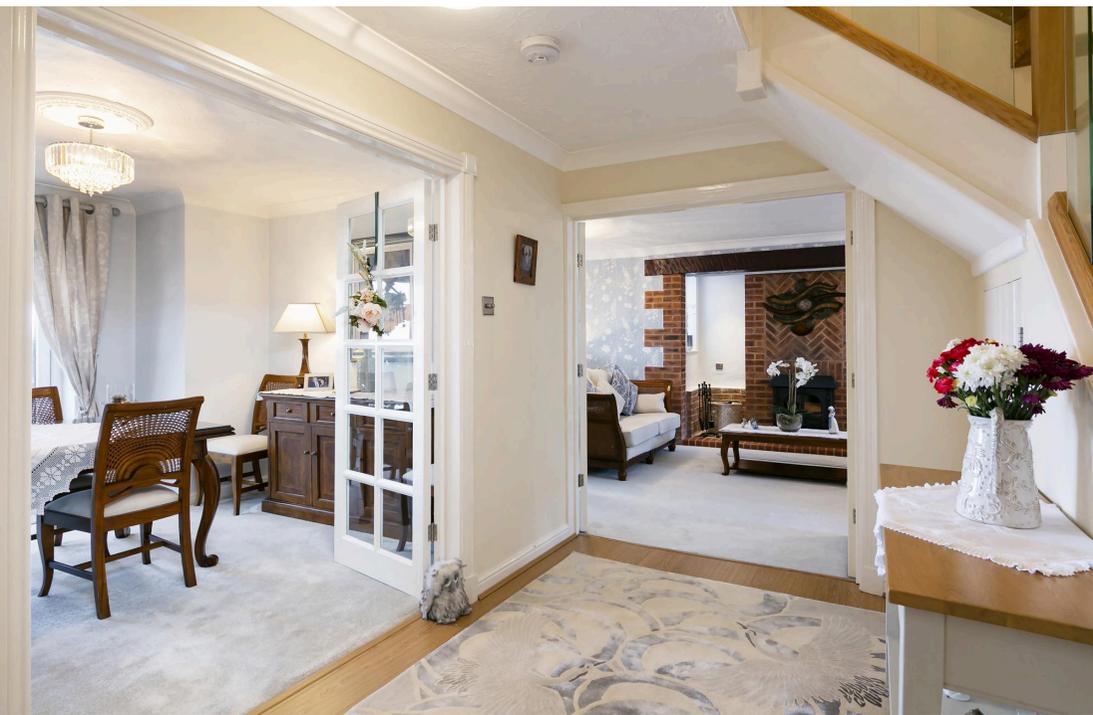
To the first floor, the property offers four good sized bedrooms, two of which benefit from en-suite facilities and one with a full wall of built in wardrobes. The remaining two bedrooms are served by a shower room with a twin steam shower which will surely impress the most discerning of purchasers. The layout is ideal for growing families and offers flexibility for home working, if required.

Externally the property benefits from a summer house and a separate store, providing excellent additional storage or potential for use as a home office, gym or hobby space. There is a garage with an electric door and space for multiple cars on the drive.





A FANTASTIC FAMILY HOME LOCATED ON AN ELEVATED 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			
		70	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
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: 2464



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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 1861 sq. ft 172.91 sq. m
Garage/Store 192 sq. ft / 17.81 sq. m
Outbuilding's 205 sq. ft / 19.14 sq. m
Total 2258 sq. ft / 209.86 sq. m

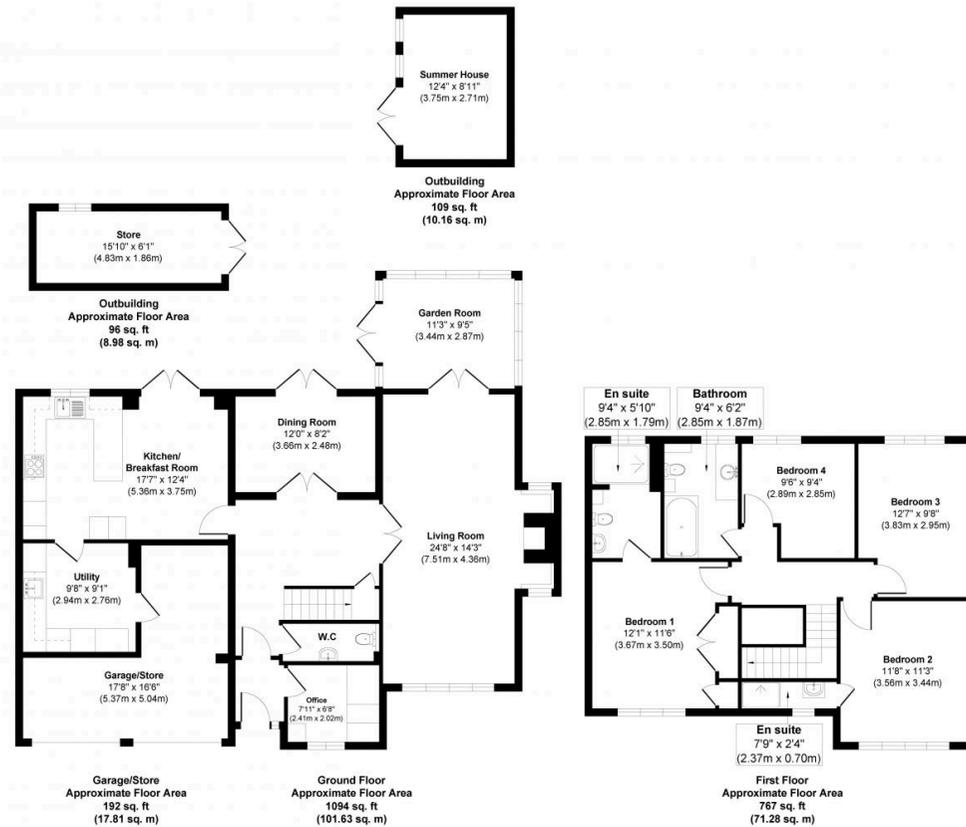
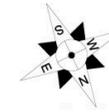


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