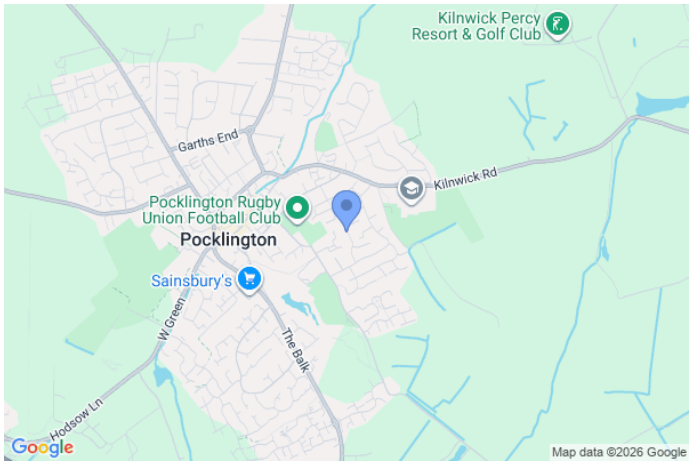


Clayfield Road, Pocklington, York, East Riding of Yorkshire, YO42 2RG

• No Onward Chain • Kitchen with a range of fitted appliances and storage. Separate utility room • Living/dining room • Home office & separate w/c • Four bedrooms, an en-suite & a family bathroom • Fully enclosed rear garden with a patio seating area • Large garden room that could be used for a variety of purposes • Conveniently located for quick access to the town centre • Off street parking for multiple cars • EPC = C

Guide Price £340,000



Situated in the desirable market town of Pocklington, this versatile four-bedroom semi-detached home offers modern family living in a sought-after location. Pocklington is renowned for its charming community atmosphere, weekly markets, independent boutiques, vibrant cafés, Pocklington Arts Centre and Burnby Hall Gardens. Families are particularly drawn to the area for its choice of well-regarded local schooling, including the prestigious Pocklington School. The property is offered to the market with No Onward Chain.

Stepping inside, the entrance hall is bright and airy, decorated in clean neutral tones with stylish grey laminate flooring and a white-spindled staircase leading to the first floor. The ground floor offers exceptional living space designed for both relaxation and functionality.

A broad open-plan living/dining area serves as the heart of the home, where soft fitted carpeting in the living area transitions into a sleek laminate floor. French doors open to the rear garden, perfect if you are entertaining in the summer months. At the front of the house, a versatile additional reception room with a charming bay window offers flexible space ideal for a home office, snug, playroom or ground floor bedroom.

The modern fitted kitchen features bright white shaker-style cabinetry, warm wood-effect worktops, tiled splashbacks and a large stainless-steel range cooker with a matching extractor. Adjoining the kitchen is a practical utility room equipped with matching units, space for multiple white goods and a door which opens into a w/c. A second door provides direct access to the garden.

Upstairs, there are four well-proportioned bedrooms that provide comfortable accommodation for a growing family, guests or flexible working arrangements. One bedroom has an en-suite shower room, whilst another has built in wardrobes. Three of the rooms are served by a family bathroom fitted with a white suite comprising a bath, pedestal hand basin and low-level w/c.

The rear garden is fully enclosed by timber fencing and mature hedging, offering a private outdoor space with a paved patio for outdoor dining. Adding significant appeal to the garden is a substantial timber garden room, complete with wooden flooring, multiple windows, French doors, electrical power sockets and a custom built-in bar, creating an exceptional setup for entertaining year-round or adapting into a dedicated studio space. A wide driveway at the front provides ample off-street parking for multiple vehicles.

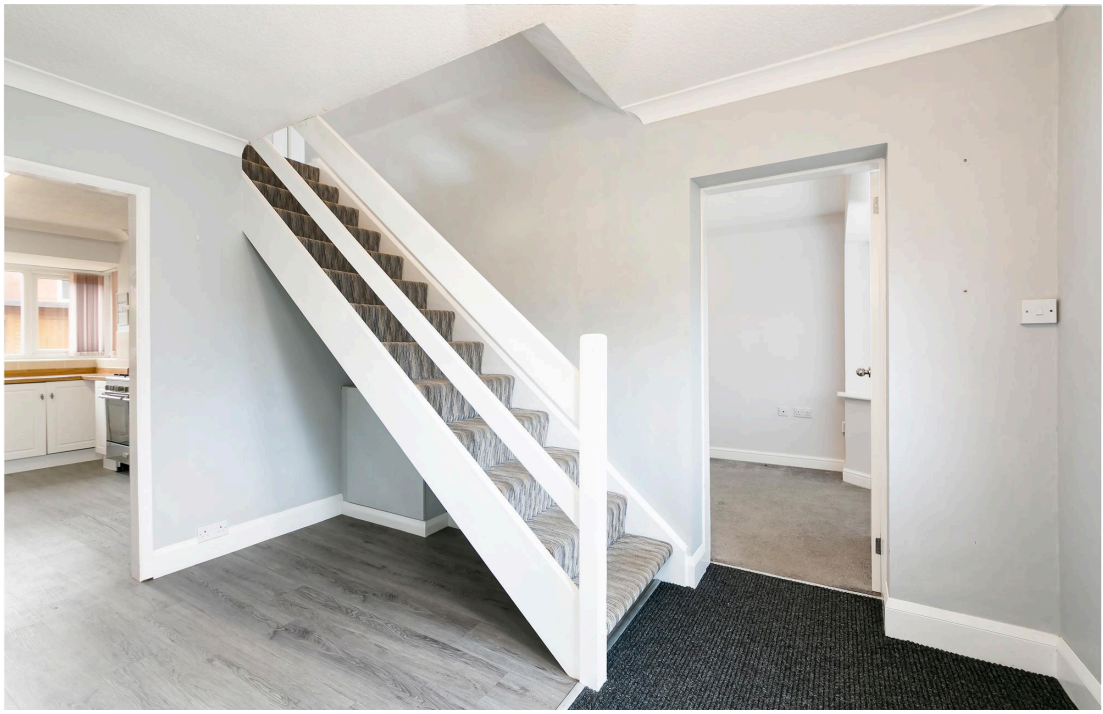


AN EXTENDED FAMILY HOME WITH NO ONWARD CHAIN





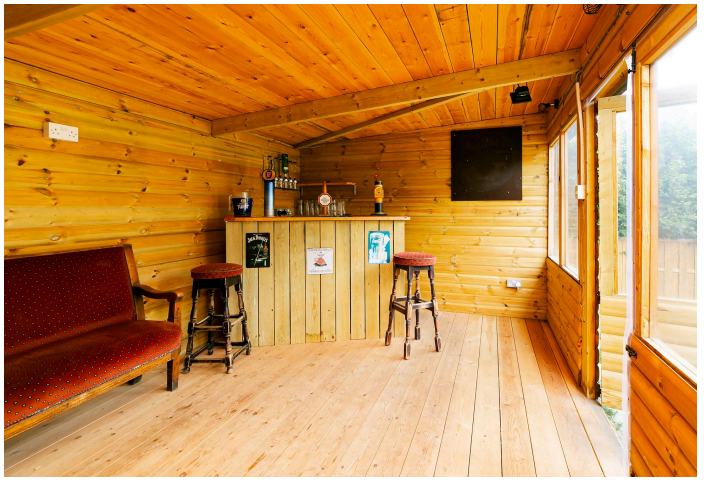


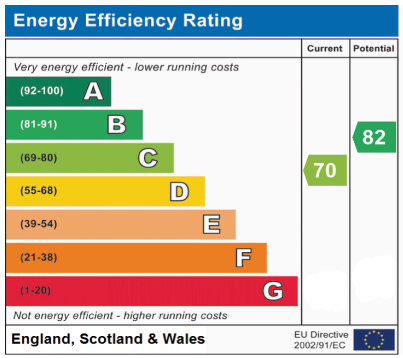


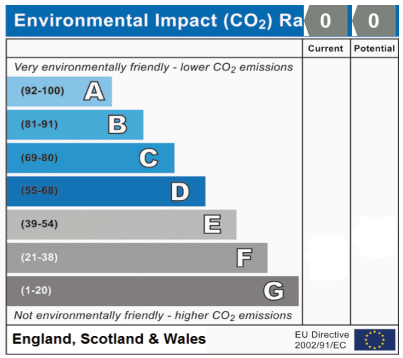
R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202









Address: Clayfield Road, Pocklington, York, East Riding of Yorkshire, YO42 2RG

Reference: 2759

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

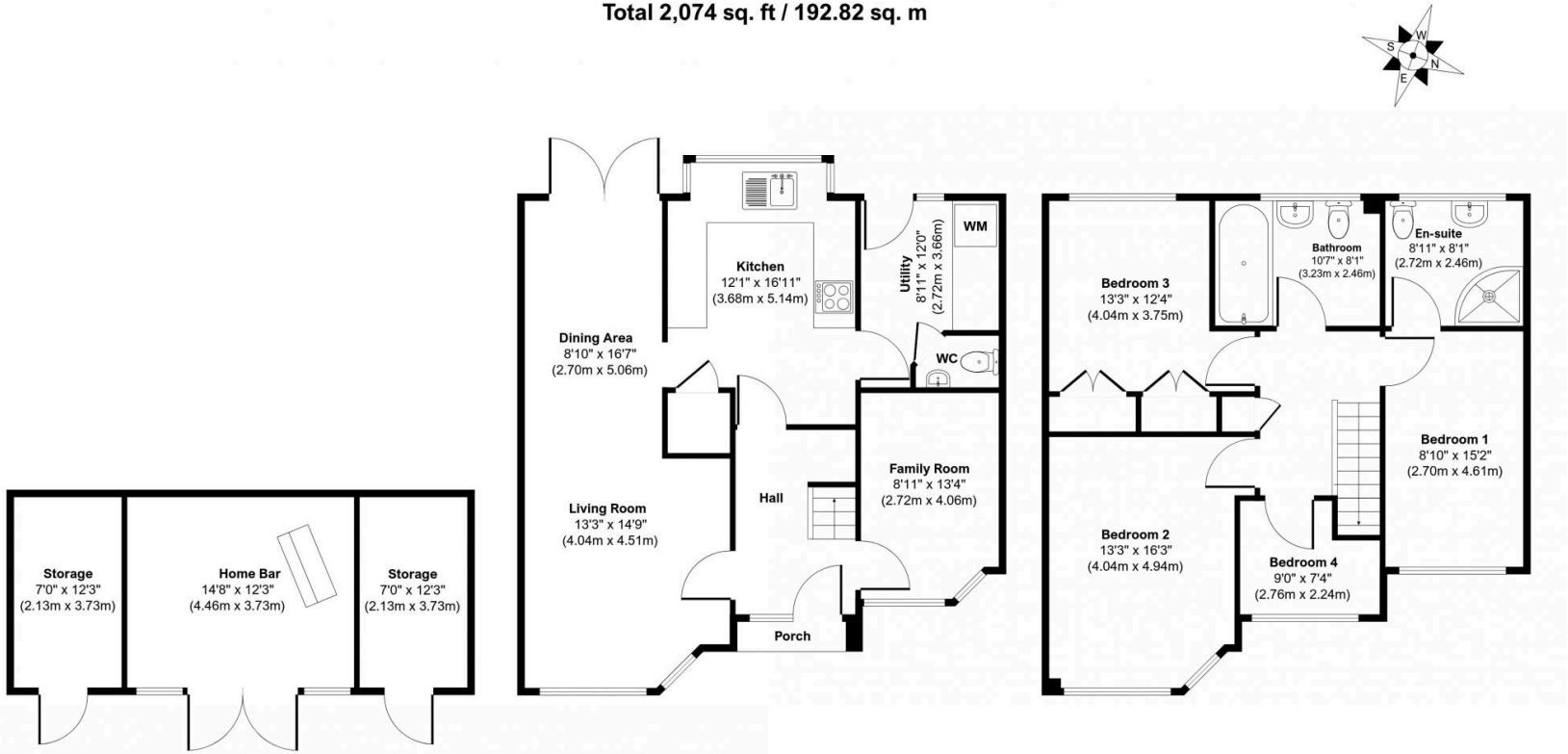
Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk

Approx. Gross Internal Floor Area 1,716 sq. ft / 159.49 sq. m
Outbuilding 358 sq. ft / 33.33 sq. m
Total 2,074 sq. ft / 192.82 sq. m



Outbuilding
Approximate Floor Area
358 sq. ft
(33.33 sq. m)

Ground Floor
Approximate Floor Area
879 sq. ft
(81.67 sq. m)

First Floor
Approximate Floor Area
837 sq. ft
(77.82 sq. m)

Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

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.