



Burnby Lane, Pocklington, York, YO42 2QB

- A beautifully presented family home in a highly desirable location
- Kitchen/diner with a range of fitted appliances and storage
- Separate utility room & w/c
- Living room with a door out to the rear garden
- Five bedrooms, one with an en-suite. The smallest bed is used as a home office
- Family bathroom
- Loft room accessed via stairs from the home office
- Integrated garage with an electric door
- Substantial rear garden with two garden sheds. Off street parking

EPC = C

Guide Price £485,000

Situated in the popular market town of Pocklington, this impressive four-bedroom detached home on Burnby Lane enjoys an enviable position within a well-served and highly accessible location. Pocklington offers a wide range of everyday amenities including independent shops, supermarkets, cafes, pubs, schools and leisure facilities, all set against the backdrop of the Yorkshire Wolds. The town lies approximately 12 miles east of York and around 20 miles west of Hull, with excellent connectivity via the A1079, making it ideal for commuters. If you prefer to take the bus rather than driving, then there is a regular service that runs between York and Hull. This deceptively spacious family home provides versatile accommodation extending to just shy of 2,000 sqft, so an early viewing is highly recommended to fully appreciate everything it has to offer.

On entering the hallway, you will see doors off to all sides and stairs leading to the first floor. The living room can be found on the right hand side which benefits from dual aspect windows and a door that opens out to the garden. To the other side of the hall is the standout contemporary open-plan kitchen/diner, with sleek modern units and ample worktop space, perfectly suited to both everyday family life and entertaining. A separate utility room offers additional practicality, while a convenient w/c completes the ground floor. The integral garage has an electric roller door but is currently being used as a gym.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms. A useful study is also located on this floor, ideal for home working or as a potential occasional fifth bedroom.

From the study, stairs lead to a spacious and versatile loft room which can be used for additional storage, hobby room, playroom or as a secondary home office. In addition there is further storage in the eaves.

Externally, the property boasts a generous and well-maintained rear garden, predominately laid to lawn with the addition of a planted flower bed. The garden provides a superb outdoor space for families, with a patio seating area directly off the house, perfect for al fresco dining. There are two large timber garden sheds, while the garden is fully enclosed by timber fence, perfect if you have young children or pets. There is off street parking on the drive to the front for multiple cars.





A VERSATILE FAMILY HOME WITH A SUBSTANTIAL GARDEN



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Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



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Approx. Gross Internal Floor Area 1802 sq. ft / 167.47 sq. m
Garage 155 sq. ft / 14.36 sq. m
Total 1957 sq. ft / 181.83 sq. m

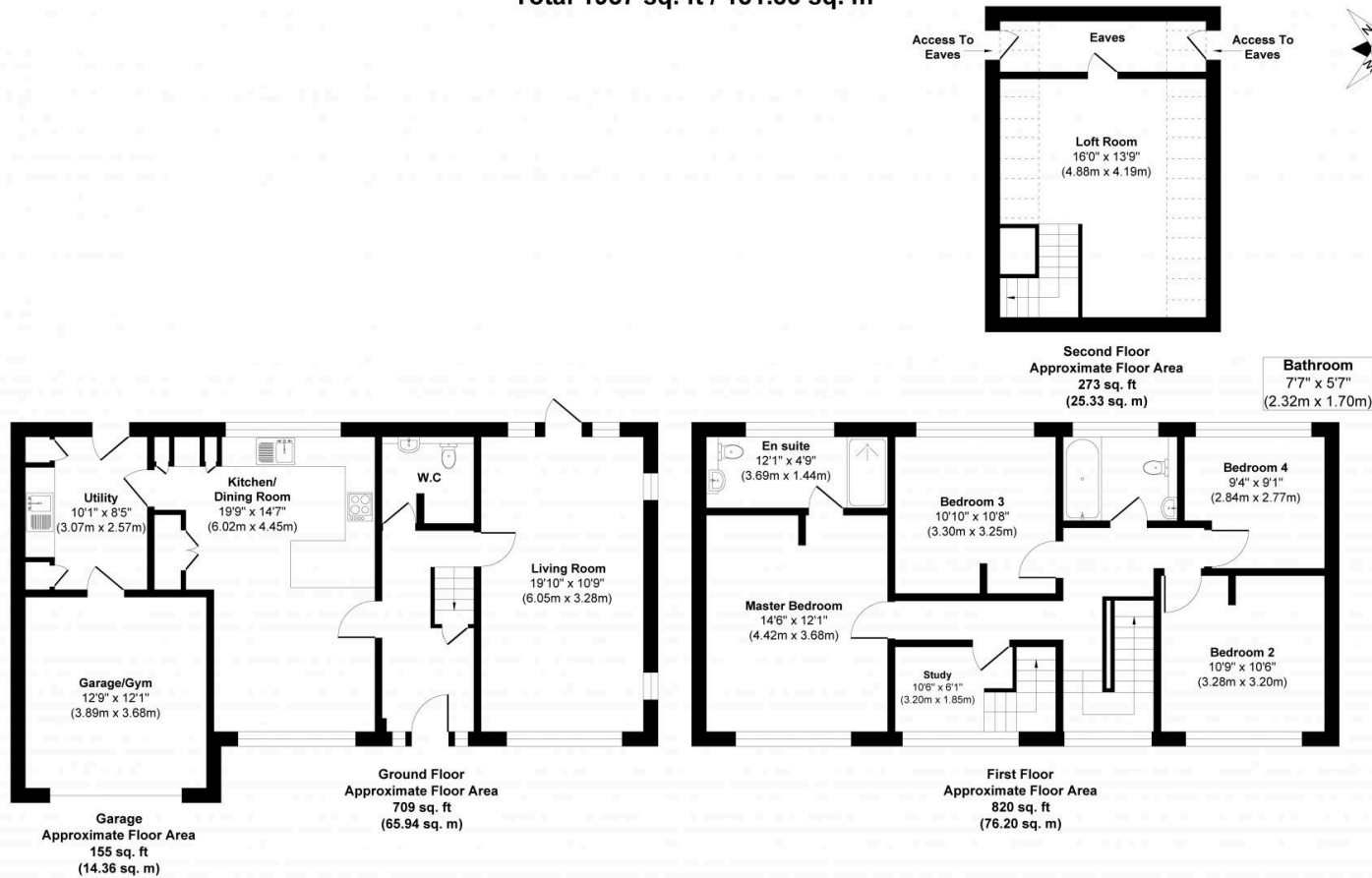


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