



Kemp Close, Pocklington, York, YO42 2YW

- A beautifully presented family home in a highly desirable location
- Open fields to the side
- Living room with a media wall & a separate home office
- Open plan kitchen/living/dining area with built in appliances
- Utility room & a separate w/c
- Four bedrooms, one with an en-suite
- Family bathroom
- Fully enclosed rear garden with a newly fitted entertaining space
- Garage & off street parking
- EPC = B

Guide Price £445,000

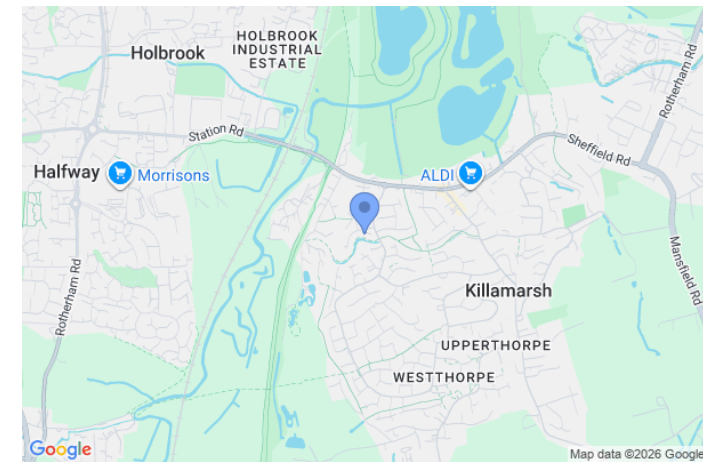
Positioned on the edge of the sought-after market town of Pocklington is this beautifully presented four-bedroom detached family home. This a fantastic opportunity to secure a stylish, move-in-ready home in a highly desirable location close to local amenities, schools and transport links. The vendors have recently added a contemporary garden room (21ft x 9ft) at the rear of the property which is extremely versatile and included within the sale. An early viewing is highly recommended to fully appreciate everything on offer.

On entering, you are greeted by a spacious entrance hall with stairs leading to the first floor and doors off to either side. The office can be found on the right-hand side but if home working isn't required then it could be used as a games room or snug. The generously sized living room offers a relaxing retreat, featuring a modern LED flame-effect fireplace and bespoke shelving with integrated LED strip lighting.

The heart of the home is the expansive open-plan kitchen/dining/living area, a perfect space for family life and entertaining. There is ample room for a sofa and TV set-up, plus a dining table and chairs, all overlooking the rear garden via patio doors that flood the space with natural light. The kitchen area features granite work surfaces, mirrored splash backs, an abundance of storage units, integrated dishwasher, four ring gas hob with extractor fan over and a sink with drainer. A separate unit houses a fridge freezer, oven and grill. A well-appointed utility room can be found just off the kitchen with an additional worktop, sink with drainer, plumbing for a washing machine and a back door which provides access to the rear garden. A convenient downstairs w/c and useful under-stairs storage completes the ground floor accommodation.

To the first floor you will find four well-proportioned double bedrooms, including a master bedroom with fitted wardrobes and a sleek en-suite comprising a walk-in shower, floating basin, mirror, low-level w/c and chrome heated towel rail. The modern family bathroom features a bath with overhead shower, floating hand basin, mirror, low level w/c and chrome heated towel rail.

Externally, the fully enclosed rear garden is perfect for young children or pets and benefits from a lovely patio seating area, perfect for enjoying the sun in the summer months. The newly installed garden room provides another great place to enjoy the sun, entertain guests or even work from home. The property benefits from open fields to the side, a rare commodity for so many houses these days. Additional benefits include off-street parking for multiple vehicles and a detached single garage.



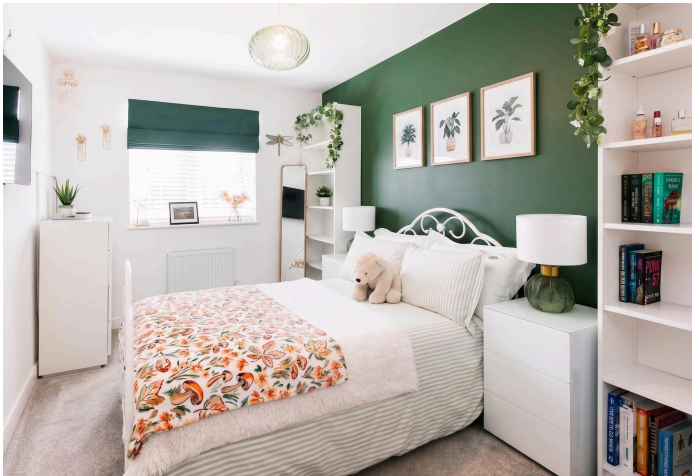


Digitally Altered

A STUNNING FAMILY HOME WITH OPEN FIELDS TO THE SIDE



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		94
(81-91)	B	86	
(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	

Environmental Impact (CO ₂) Ra		0	0
		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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 2168



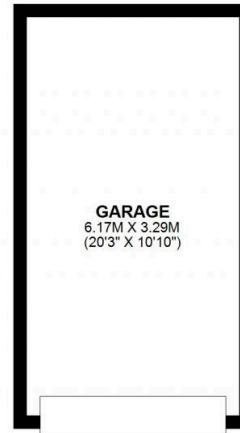
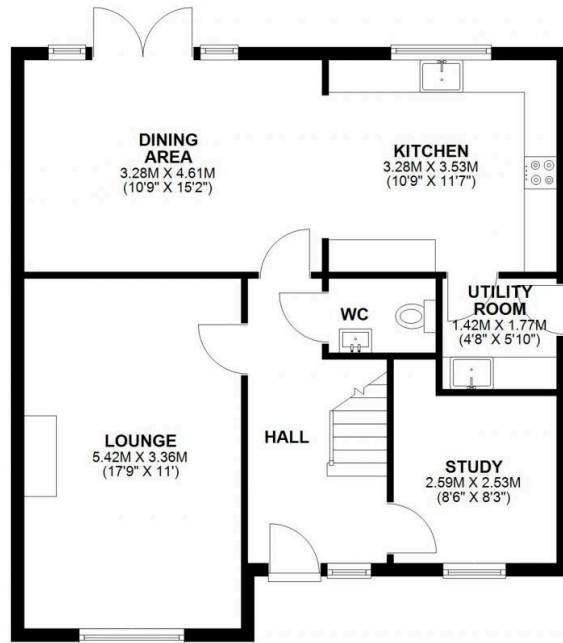
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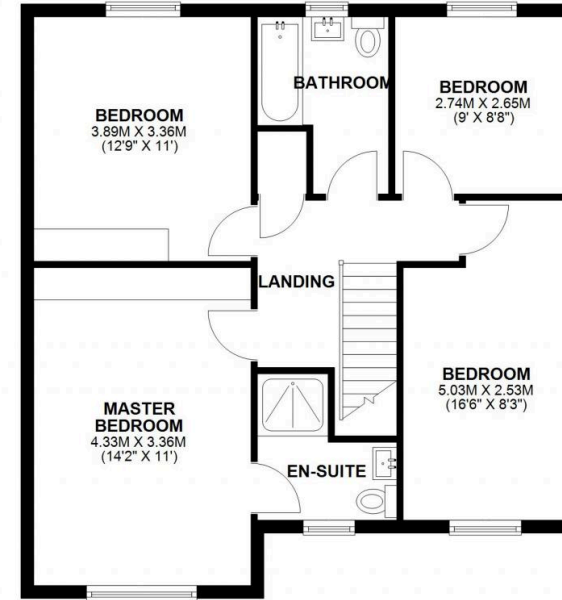
Offices in **York, Pocklington and Market Weighton**

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GROUND FLOOR
APPROX. 87.2 SQ. METRES (938.8 SQ. FEET)



FIRST FLOOR
APPROX. 67.6 SQ. METRES (727.6 SQ. FEET)



TOTAL AREA: APPROX. 154.8 SQ. METRES (1666.4 SQ. FEET)
2 KEMP CLOSE

Disclaimer

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