



Orchard Close, Pocklington, YO42 2EQ

- A deceptively spacious family home in a highly desirable location
- Living room with a log burner at its centre
- Open plan kitchen/diner with a range of appliances & a log burner
- Utility room with space for white goods, a w/c & a door that opens into the garage
- Purpose built home office
- Three bedrooms, all with storage. Family bathroom
- Substantial, fully enclosed rear garden with a patio seating area & fruit trees
- Gated off street parking for multiple cars
- Planning permission in place to extend & add further bedrooms
- EPC = D

Guide Price £435,000

Situated in a quiet and desirable residential area of Pocklington, this detached three-bedroom property offers an exceptional blend of spacious family living, expansive outdoor space and superb regional connectivity. Pocklington itself is a highly sought-after historic market town nestled at the foot of the Yorkshire Wolds. Famous for its excellent independent shops, inviting cafes, weekly markets and the prestigious Pocklington School, the town provides an idyllic lifestyle that perfectly balances rural charm with modern amenities. Furthermore, its strategic location on the A1079 corridor means the historic city of York is roughly 13 miles away, making it a straightforward commute for work or leisure. It also offers easy accessibility to Beverley, Hull, and major motorway networks. The property has planning permission to demolish the garage, re build and then add a second storey extension to add further bedrooms.

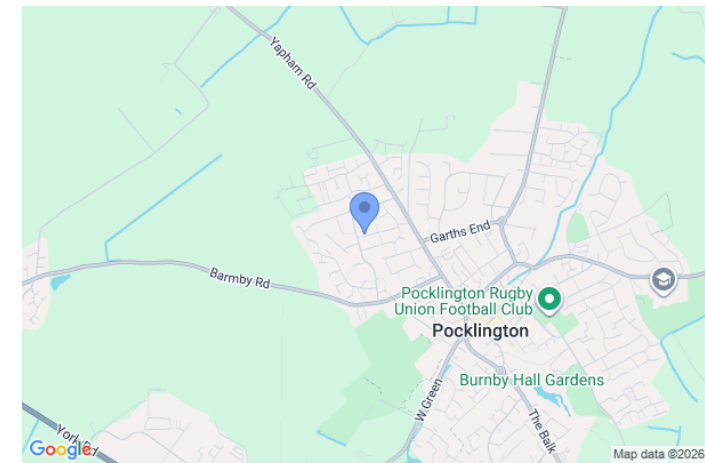
The front of the property presents an attractive brick facade with a wide, low-maintenance driveway that provides generous off-street parking alongside an integrated garage. A large bay window adds architectural charm to the exterior while promising bright interiors within.

Inside, the principal sitting room centres around a traditional log-burning stove set within a classic white mantelpiece, the perfect addition especially in the colder winter months. This open plan kitchen/diner features durable tiled flooring and a comprehensive range of modern light grey cabinetry paired with dark worktops. The dining area is elevated by its own contemporary cylindrical wood-burning stove, creating a cozy focal point for entertaining, while French doors provide a direct connection to the garden.

Practicality is a key theme throughout the home, evidenced by a large, dedicated utility room equipped with matching countertops, extensive storage, a sink, plumbing for multiple laundry appliances, a w/c and access into the garage. To the other side of the kitchen is a purpose-built home office.

Upstairs, there are three bedrooms, all of which benefit from built in storage, one with air conditioning. The family bathroom is fully wrapped in warm, neutral wall tiling and features a modern white suite, an over-bath shower with a glass screen, hand basin and w/c.

The rear of the property opens up to a remarkably large, private garden that serves as a standout feature of the home. An extensive stone-paved patio offers an ideal setting for outdoor dining and hosting, leading onto a sprawling lawn area bordered by secure timber fencing. Dotted with mature fruit trees and establishing a high degree of privacy, this outdoor haven is perfect for growing families, pets and gardening enthusiasts alike.





A FANTASTIC FAMILY HOME WITH A SUBSTANTIAL 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			
		67	72
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 D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 2784



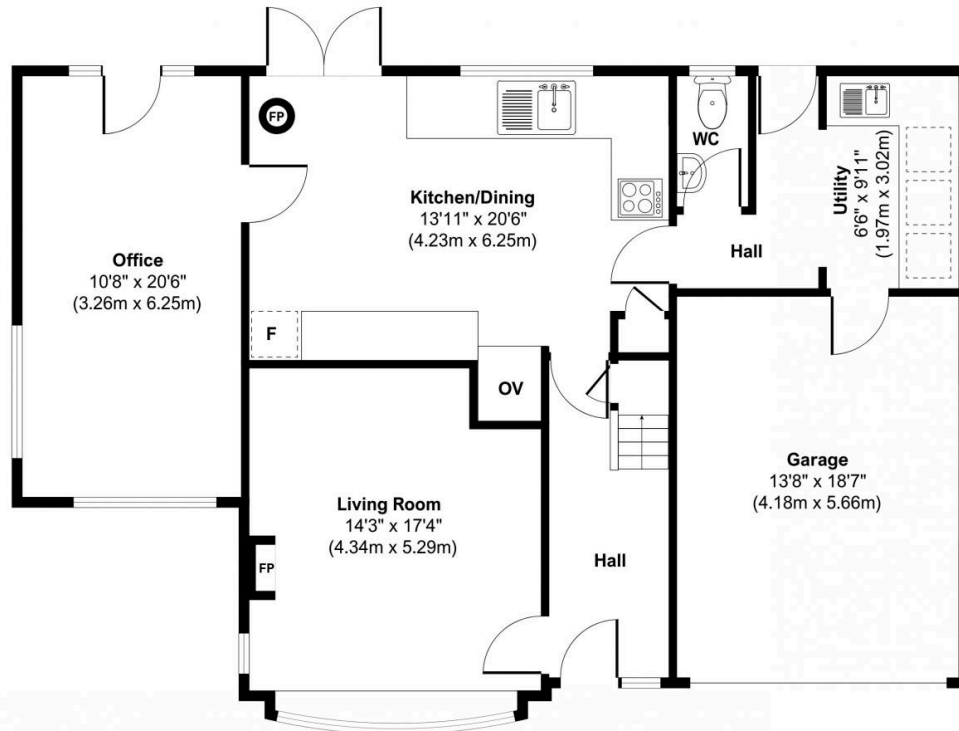
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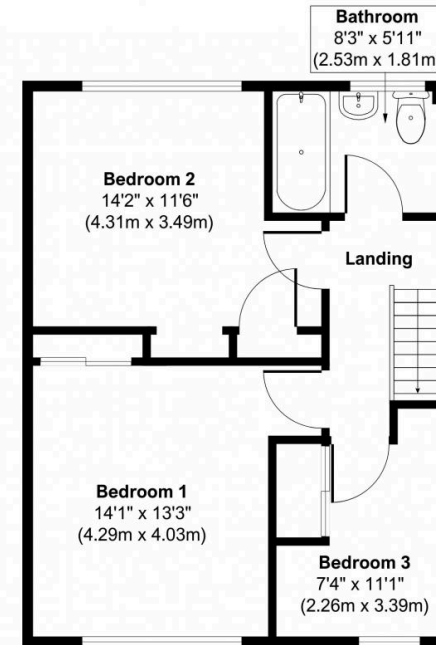
Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1,538 sq. ft / 142.9 sq. m
 Garage Area 257 sq. ft / 23.93 sq. m
 Total 1,795 sq. ft / 166.83 sq. m



Ground Floor
 Approximate Floor Area
 1,005 sq. ft
 (93.37 sq. m)



First Floor
 Approximate Floor Area
 533 sq. ft
 (49.53 sq. m)

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