



2, Deans Lane,
Pocklington, YO42 2PX
£475,000



ABOUT THE PROPERTY

An elegant detached home blending period charm with modern living.

Situated in one of Pocklington's most desirable and well-kept locations, this distinguished detached residence offers a superb blend of character and contemporary comfort.

Constructed in the early 1960's, the property forms part of an attractive street linking New Street and Market Place, just a short stroll from the town's excellent range of amenities.

The home has been thoughtfully enhanced by the current owners, featuring a bespoke, high-quality kitchen that flows seamlessly into a practical utility area. A stylish ground floor shower room adds further convenience. The sitting room is a beautiful inviting space, featuring an integrated log burner with an elegant oak mantel.

A versatile basement room provides flexible living space, ideal as a bedroom, home office or cosy second lounge/snug.

To the first floor are two generously sized bedrooms, complemented by a beautifully appointed modern bathroom.

Externally, the property benefits from paved off-road parking for two vehicles, an attached garage and low-maintenance gardens to the rear complete with summer house..

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.







Tenure: Freehold
East Riding of Yorkshire
Band: D

ENTRANCE HALL

1.84m x 5.16m (6'0" x 16'11")

Entered via a solid front entrance door, oak stripped flooring, under stairs cupboard, single glazed stained glass window, fine staircase leading to the first floor accommodation, decorative ceiling coving and concealed radiator.

SITTING ROOM

3.62m x 5.43m (11'10" x 17'9")

A lovely room having Sliding sash UPVC double glazed window to the front elevation, bi-folding doors, oak flooring, decorative coving to ceiling, radiator, multi fuel log burner with oak mantle.

DINING KITCHEN

3.00m x 5.14m (9'10" x 16'10")

An impressive fully equipped kitchen. Fitted with floor and wall cupboards, granite work surfaces incorporating four ring electric induction hob with extractor fan, Belfast ceramic sink unit with Quooker tap, integrated dishwasher, sash UPVC double glazed window to the front elevation, double oven, recessed spotlighting, decorative coving to ceiling and radiator. Bi folding doors to rear and oak flooring.

REAR ENTRANCE/UTILITY

1.67m x 8.24m (5'5" x 27'0")

A continuation of the kitchen having fitted floor units, working surfaces incorporating stainless steel sink unit, integrated appliances including fridge, freezer, washing machine and tumble dryer. Oak flooring, radiator, and UPVC rear door.

Oak Staircase leading down to basement, three double glazed windows to the side elevation and recess lighting.

GROUND FLOOR SHOWER ROOM

1.17m x 1.82m (3'10" x 5'11")

Fitted suite comprising shower cubicle, low level WC, wash hand basin, fully tiled, tall ladder style radiator, fitted mirror with light and recessed lighting.

BASEMENT BEDROOM THREE/HOME OFFICE

3.18m x 3.63m (10'5" x 11'10")

Radiator and walk in wardrobe with hanging rail.

LANDING

5.17m x 1.73m (16'11" x 5'8")

Sliding UPVC double glazed window to the front elevation and access to loft.

A wonderful stained glass window to the rear elevation.

BEDROOM ONE

5.16m x 3.63m (16'11" x 11'10")

Sliding sash UPVC double glazed window to the front and rear elevations, two designer radiators and coving to ceiling.

BEDROOM TWO

3.03m x 3.05m (9'11" x 10'0")

Sliding sash UPVC double glazed window to the front elevation, radiator and fitted cupboard housing wall mounted Worcester gas central heating boiler and decorative coving.

FAMILY BATHROOM

2.99m x 2.15m (9'9" x 7'0")

A well equipped fitted suite comprising freestanding bath, shower cubicle, low flush WC, hand basin in vanity unit, heated towel radiator, fully tiled, shaver point and UPVC double glazed sliding sash window to the rear elevation.

OUTSIDE

Paved off road parking for two cars, Side gate leading to the wonderful well manicured low maintenance garden with bricked boundary wall and summer house.

ATTACHED GARAGE

2.68m x 4.94m (8'9" x 16'2")

Up and over remote controlled garage door, power and light is connected and a circular window.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

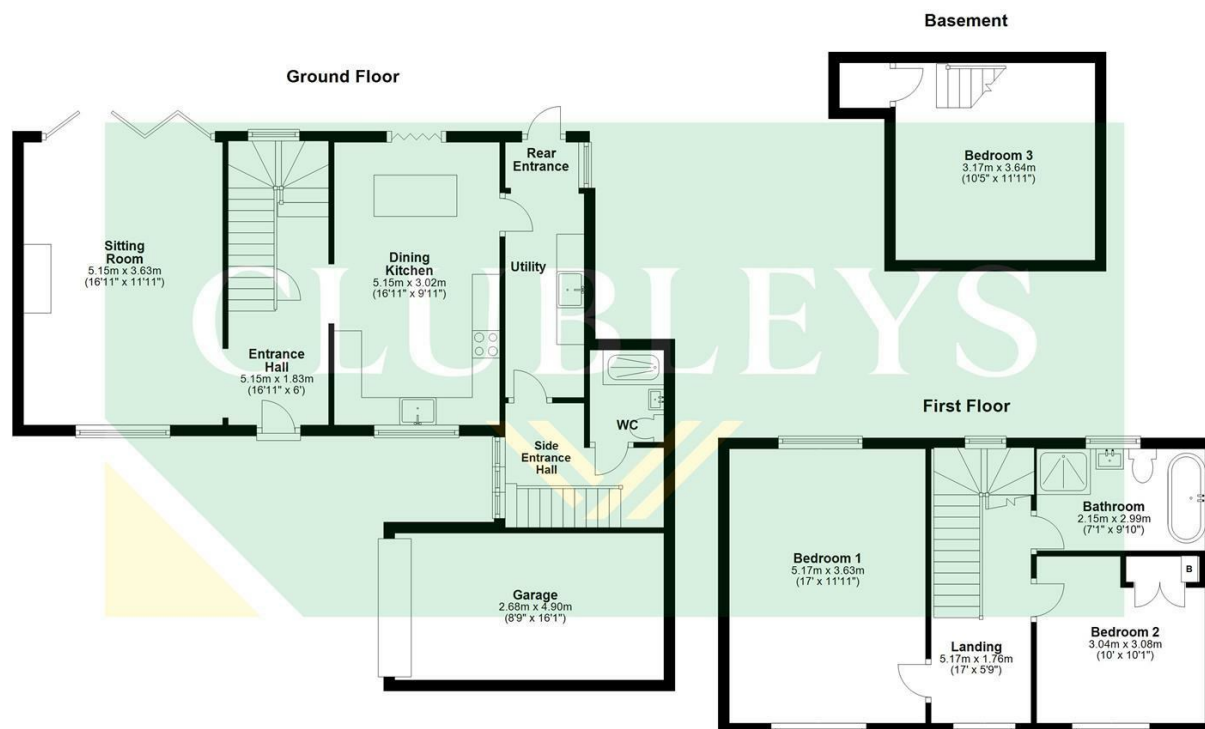
SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

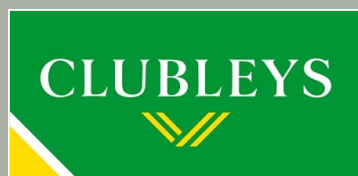
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC