



Mile End Park, Pocklington, York, YO42 2TH

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Open plan kitchen/living/dining area • Utility room • Ground floor double bedroom/study & a shower room • Two further double bedrooms, one with an en-suite • Separate dressing room & family bathroom • Lovely seating area on the landing • Fully enclosed mature rear garden with a patio, summer house & shed • EPC = C

Guide Price £525,000

Set within one of Pocklington's most sought-after residential locations, Mile End Park enjoys a peaceful setting on the edge of this thriving market town, while remaining within easy reach of an excellent range of amenities. Pocklington offers an appealing mix of independent shops, cafés, restaurants and supermarkets, together with well-regarded schools, sports facilities and a popular arts centre. The town is ideally placed for commuting to York and the wider region, whilst also providing easy access to the Yorkshire Wolds and surrounding countryside for walking and outdoor pursuits.

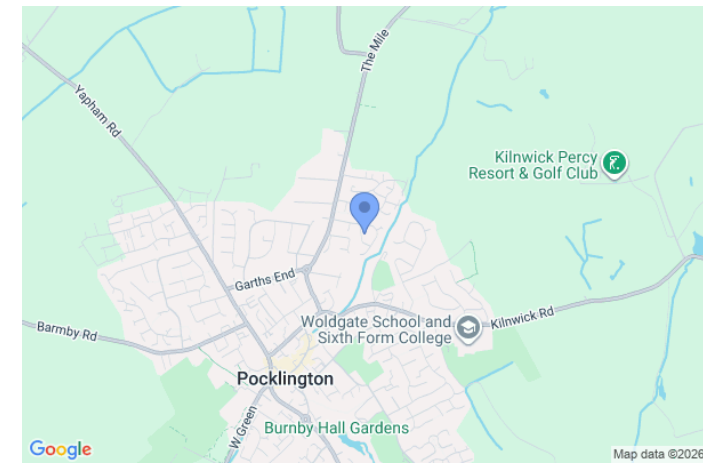
Occupying a generous plot with a beautifully maintained rear garden, this detached family home combines spacious, versatile accommodation with a bright and welcoming interior throughout. Offered to the market with No Onward Chain, the property presents an exciting opportunity for buyers seeking a ready-to-move-into home in a highly regarded location.

The property immediately creates an attractive first impression, set back behind a substantial gravelled driveway providing ample off-street parking. Internally, the entrance hall sits centrally and leads through to a generously proportioned living room positioned to the front elevation, featuring a bay window which fills the room with natural light and creates an inviting space for relaxing or entertaining.

To the rear of the property lies the heart of the home, an impressive open-plan kitchen/ living/diner. This bright and sociable room enjoys views across the rear garden and benefits from French doors opening directly onto the patio, seamlessly connecting indoor and outdoor living. The kitchen itself is fitted with a range of contemporary cream units complemented by granite worktops and ample preparation space, while the adjoining dining and seating areas provide excellent flexibility for modern family life. Electric underfloor heating has been installed within this section of the property as a secondary heating option. A useful utility room offers additional storage and laundry space. In addition, there is a versatile additional reception room currently arranged as a bedroom/study, ideal for home working, guests or multi-generational living. A modern shower room can be found immediately adjacent and completes the ground floor accommodation.

To the first floor, the principal bedroom is a particularly generous double room with an en-suite shower room off. A second large double bedroom is served by a spacious family bathroom. Useful eaves storage is incorporated throughout the first floor, maximising practicality without compromising the well-balanced accommodation. There is a walk in dressing room and a lovely seating area on the landing that has a large Velux window above that allows natural light to enter.

Externally, the rear garden has been beautifully maintained and enjoys a high degree of privacy, with mature hedging, established borders and a large lawn creating a peaceful outdoor retreat. A Indian stone paved seating area and summer house provides the perfect space for outdoor dining and entertaining during the warmer months.





A BEAUTIFULLY PRESENTED PROPERTY WITH NO ONWARD CHAIN



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			
		69	78

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: Mile End Park, Pocklington, York, YO42 2TH
Reference: 2473



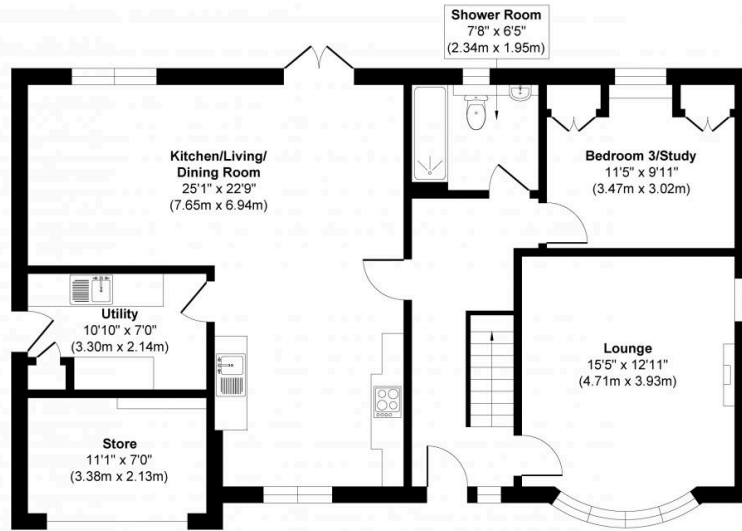
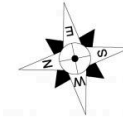
rmenglish.co.uk



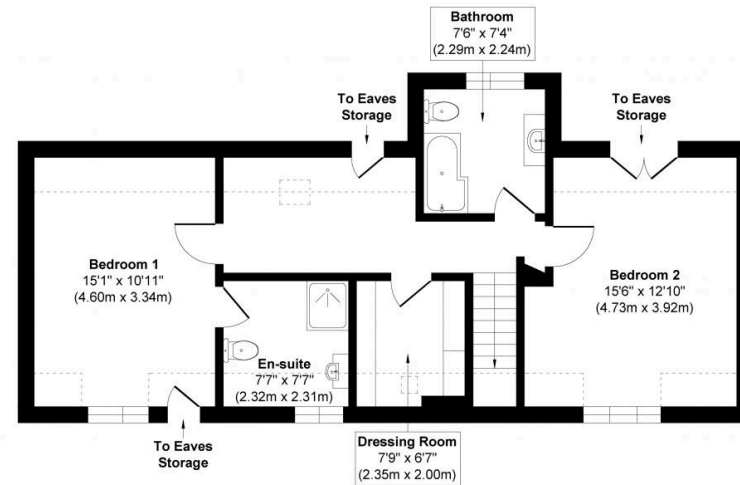
Offices in York, Pocklington and Market Weighton

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

Approx. Gross Internal Floor Area 1740 sq. ft / 161.75 sq. m



Ground Floor
Approximate Floor Area
1068 sq. ft
(99.27 sq. m)



First Floor
Approximate Floor Area
672 sq. ft
(62.48 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.