



The Balk, Pocklington, York, East Yorkshire, YO42 2NZ

• Detached 5 bedroom family home • Close to Pocklington town centre and local amenities • Spacious living room • Kitchen with adjacent utility room • Seperate snug • Downstairs W.C • Five bedrooms and two bathrooms • Enclosed rear garden with patio seating area and summer house • Double garage with off street parking • EPC = C

Guide Price £475,000

Located just a short walk from the vibrant town centre of Pocklington, Pocela House is a substantial five bedroom family home, being offered to the market for the first time in nearly 30 years. Occupying a generous plot, the property provides spacious and versatile accommodation, together with a double garage, off-street parking and a private rear garden with a summer house and patio seating area. Offering exciting potential for modernisation and personalisation, this is a fantastic opportunity to create a truly special forever home.

Upon entering, the hallway provides access to the ground floor accommodation, including a spacious living room featuring a bay window and fireplace, creating a welcoming space for relaxation. The separate dining area offers an ideal setting for family meals and entertaining.

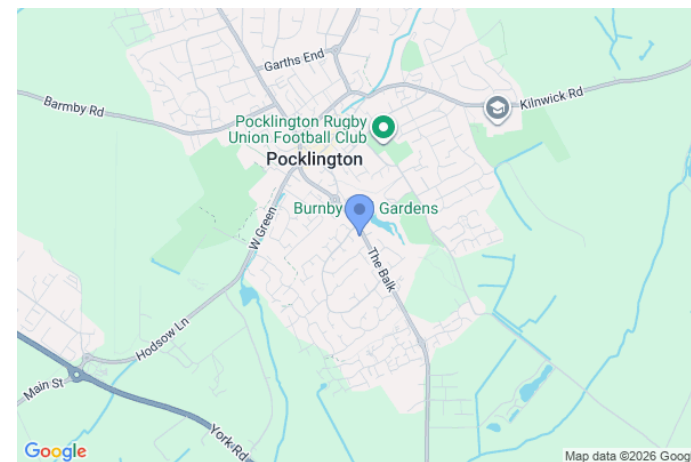
The kitchen provides a range of fitted units and worktop space, with an adjoining utility room offering additional practicality. A separate snug provides flexibility as an additional reception room, playroom or study, whilst a convenient W.C completes the ground floor.

To the first floor are five bedrooms, offering excellent accommodation for growing families and visiting guests. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property benefits from off-street parking and a substantial double garage, providing excellent storage and secure parking. The private rear garden offers a pleasant outdoor setting, with established greenery, a patio seating area and a summer house, ideal for relaxing, entertaining or enjoying a little extra space away from the main house.

Pocklington is a popular market town offering an excellent range of independent shops, cafés, restaurants, schooling and everyday amenities, all within easy reach of the property. The location combines the convenience of town centre living with access to the surrounding Yorkshire countryside.

Having been in the same ownership for nearly three decades, Pocela House represents a rare opportunity to acquire a spacious five bedroom home in a sought-after location, with the scope to update, personalise and create a wonderful long-term family home.

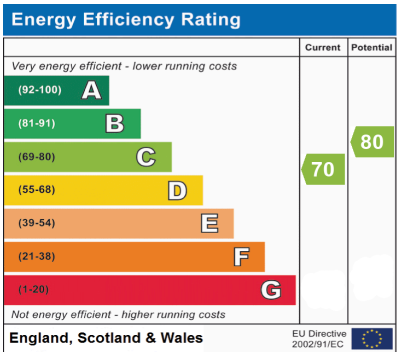
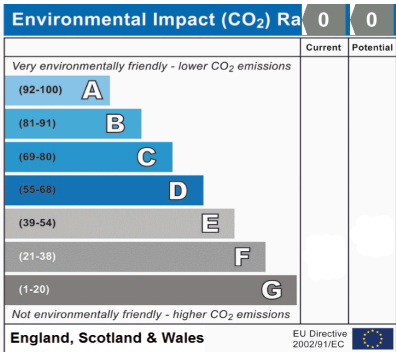




DETACHED FIVE BEDROOM FAMILY HOME



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



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

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Approx. Gross Internal Floor Area 1734 sq. ft / 161.11 sq. m
Garage 384 sq. ft / 35.73 sq. m
Outbuilding 81 sq. ft / 7.53 sq. m
Total 2199 sq. ft / 204.37 sq. m

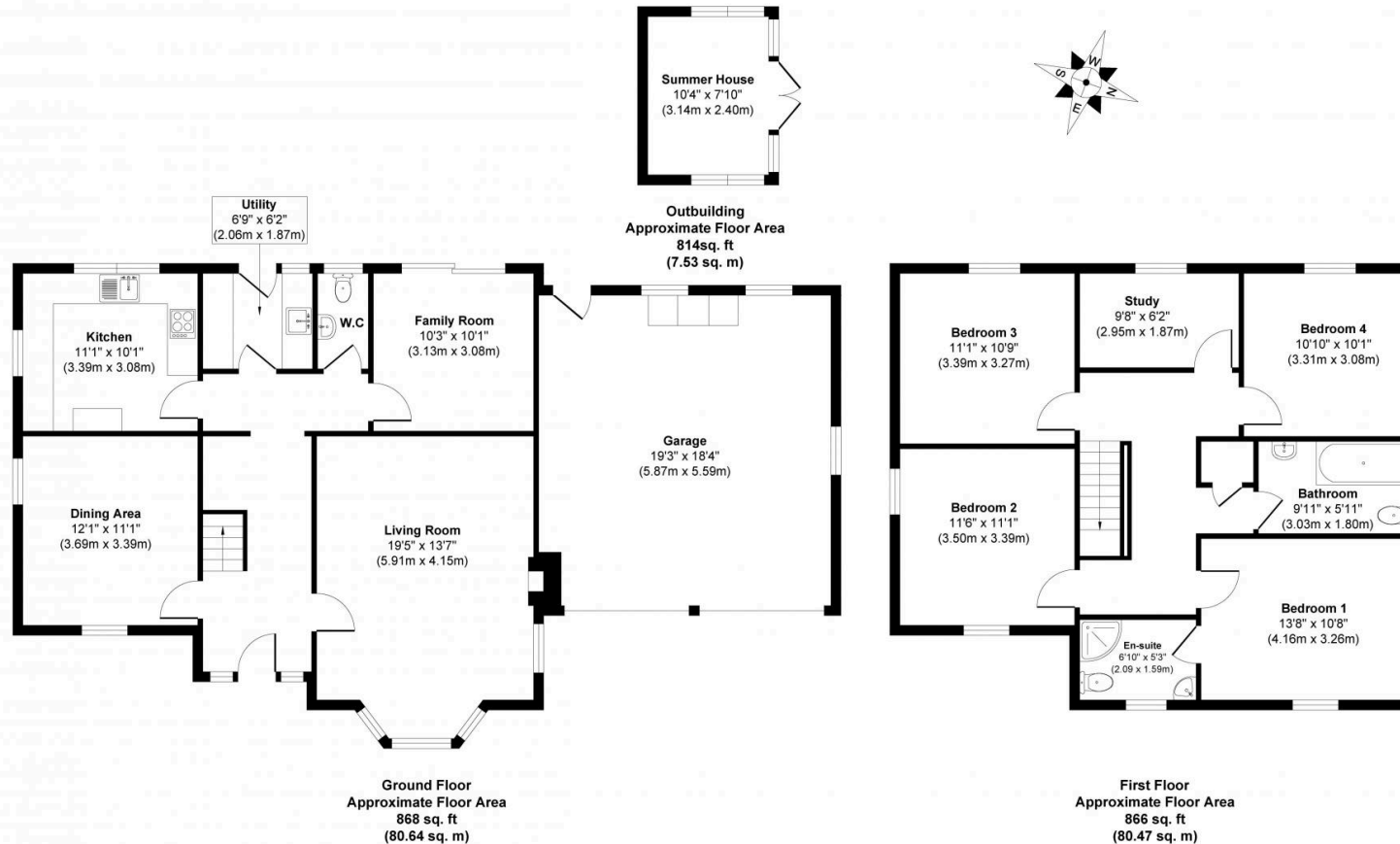


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