



Amos Drive, Pocklington, York, YO42 2BS

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Kitchen with a range of appliances • Open plan living/dining area with bi-fold doors • Ground floor w/c & a door into the integrated garage • Three good sized bedrooms, one with an en-suite • Family bathroom • Solar panels • Fully enclosed rear garden with a lovely timber gazebo • EPC = B

Guide Price £330,000

Situated in the highly desirable town of Pocklington, this beautifully presented three-bedroom detached home offers stylish contemporary accommodation, quality finishes throughout and an exceptional landscaped rear garden, making it an ideal choice for modern family living.

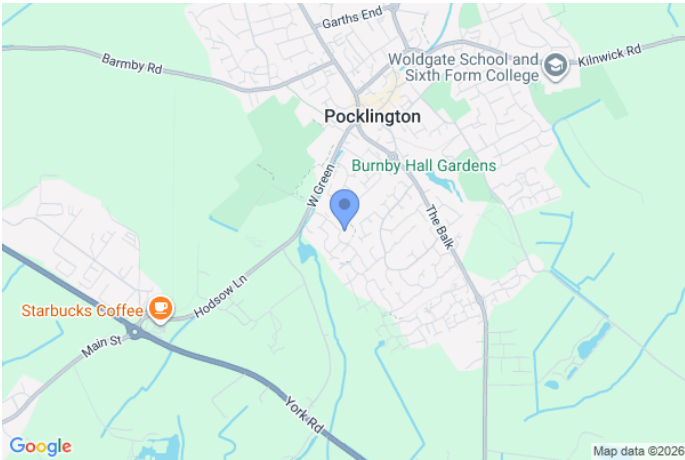
From the outset, the property creates an excellent impression, with a block-paved driveway providing off-street parking and an integral single garage fitted with an electric roller door. Roof-mounted solar panels at the rear further enhance the home's energy efficiency.

The welcoming entrance hall leads into a thoughtfully designed ground-floor layout. To the front of the property is a superb contemporary kitchen-diner, fitted with sleek wall and base units, contrasting dark work surfaces and attractive light wood-effect flooring. Integrated appliances include an induction hob, extractor hood and single oven, while the generous dining area provides ample space for family meals and entertaining.

The true centrepiece of the home is at the rear, a magnificent full-width living/dining room. Bright, spacious and designed with modern living in mind, the room features attractive tiled flooring, a striking feature wall and expansive bi-fold doors opening directly onto the rear garden. The doors create a wonderful connection between the interior and exterior, making this an impressive space for both everyday family life and entertaining. There is a w/c at the base of the stairs and a door off the kitchen that gives access to the integrated garage.

To the first floor there are three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from an en-suite comprising shower, w/c and hand basin. The two further double bedrooms are both bright and versatile, offering excellent accommodation for children, guests or those requiring a dedicated home-working space. The family bathroom features a contemporary three-piece suite, including a bath with shower over, w/c and hand basin.

The rear garden is a particular highlight of the property. Beautifully landscaped and designed with both relaxation and entertaining in mind, it provides a private and peaceful outdoor space. The bi-fold doors open onto a generous, paved patio seating area, creating the perfect setting for alfresco dining. Beyond, a central lawn is framed by attractive stone and timber detailing and leads to an impressive wooden gazebo, providing a dedicated outdoor lounge area. The garden is fully enclosed by timber fencing, offering privacy and security, with convenient gated side access alongside the property.





A STUNNING FAMILY HOME 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		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Address: Amos Drive, Pocklington, York, YO42 2BS
Reference: 2816

Environmental Impact (CO ₂) Rating		
	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	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. Solar panels.



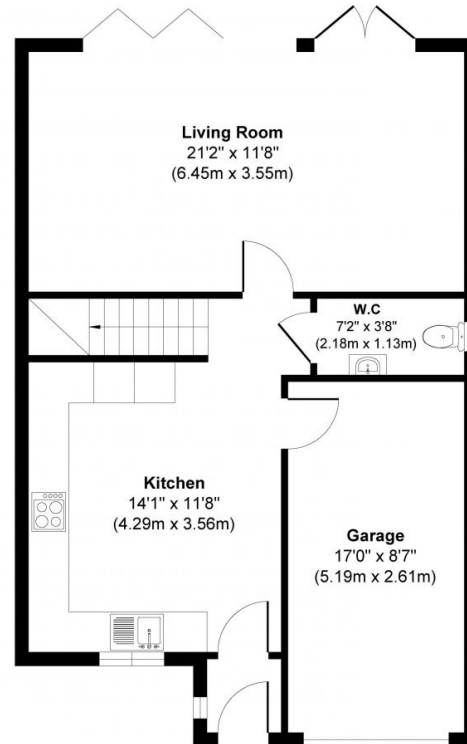
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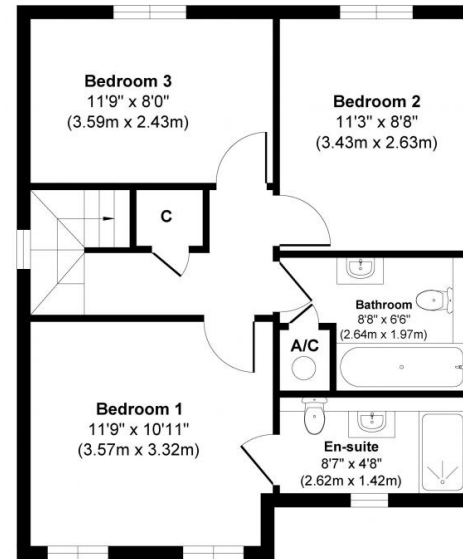
Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1027 sq. ft / 95.40 sq. m
Garage 146 sq. ft / 13.54 sq. m
Total 1173 sq. ft / 108.94 sq. m



Ground Floor
Approximate Floor Area
511 sq. ft
(47.47 sq. m)



First Floor
Approximate Floor Area
516 sq. ft
(47.93 sq. m)

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