



Sherbuttgate Road North, Pocklington, York, YO42 2ER

- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances and storage
- Living room with a large window that allows natural light to fill the room
- Formal dining room
- Garden room with direct access to the garden
- Utility room & w/c
- Five bedrooms & a family bathroom
- Fully enclosed garden with a patio & shed
- Integrated garage with an electric door & off street parking on the drive
- EPC = D

Guide Price £399,950

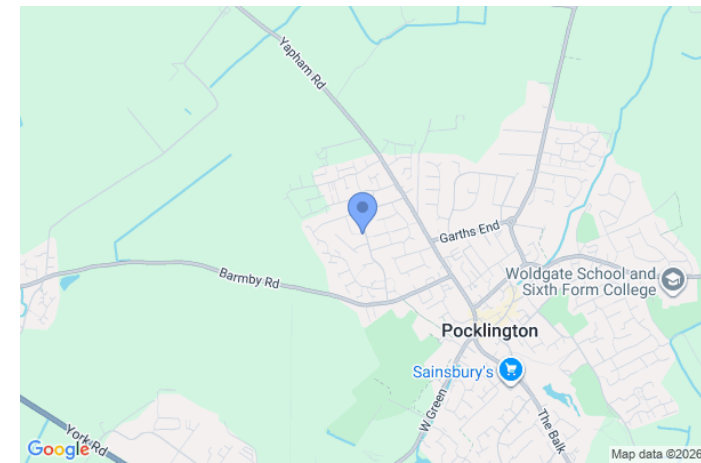
Situated in the highly desirable historic market town of Pocklington, this attractive semi-detached home offers a wonderful balance of peaceful residential living and exceptional local convenience. Pocklington is renowned for its charming, thriving community and rich array of amenities. The town centre features an excellent selection of independent shops, boutique cafes, traditional pubs, restaurants and a bustling weekly market, alongside the acclaimed Pocklington Arts Centre and the tranquil Burnby Hall Gardens. Families are particularly well catered for, with highly regarded primary and secondary schooling nearby, including the prestigious Pocklington School. Excellent transport links provide effortless access to the historic city of York, Beverley, and the wider regional road network.

Approached via a generous block-paved driveway offering ample off-street parking alongside an integral garage, the property presents a neat, welcoming facade framed by a manicured mature hedge. The property has been thoughtfully extended and beautifully maintained, offering a surprisingly versatile layout perfectly suited to modern family life.

Upon entering, a bright central entrance hallway leads into a spacious dual-aspect living/dining area. The welcoming living room is focused around a classic feature fireplace with an arched insert, seamlessly opening through to the formal dining room, ideal for entertaining. To the rear, double doors flow into a charming garden room featuring a curved bay window that frames views over the manicured rear garden, creating a calm garden-side retreat throughout the seasons. The adjacent kitchen is impeccably appointed with timeless Shaker-style units, sleek dark granite countertops with a matching breakfast bar, integrated appliances and elegant herringbone flooring. A separate, well-equipped utility room provides practical space for laundry alongside access to a ground-floor cloakroom with w/c and direct access into the integral garage.

On the first floor, the property offers five well-proportioned bedrooms, delivering impressive flexibility for family living, guests or dedicated home office spaces. The principal bedroom benefits from a wide front-facing window and built-in storage. The remaining four bedrooms are equally light-filled and served by a spacious four-piece family bathroom complete with a corner shower cubicle, bath, w/c and pedestal hand basin.

To the rear, the private landscaped garden is a particular feature of the home. A broad stone-paved patio offers an inviting space for outdoor dining and entertaining, leading onto a lush lawn enclosed by mature hedging, flowering borders and specimen planting. A delightful timber garden store sits to the far corner.

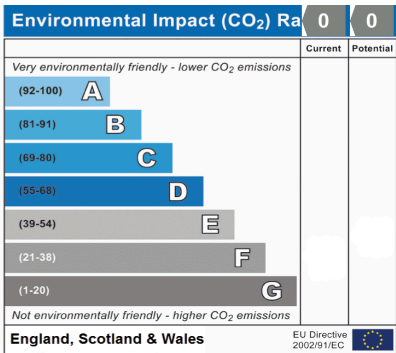
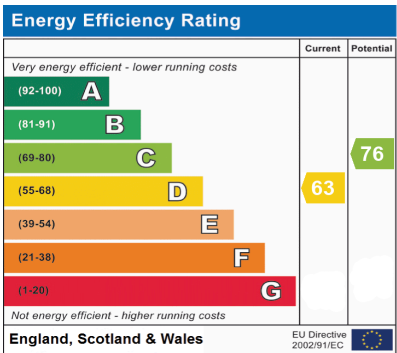




A STUNNING FIVE BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Sherbuttgate Road North, Pocklington, York, East Riding of Yorkshire, YO42 2ER
Reference: 2925



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Approx. Gross Internal Floor Area 1401 sq. ft / 130.18 sq. m
Garage 143 sq. ft / 13.32 sq. m
Total 1544 sq. ft / 143.50 sq. m

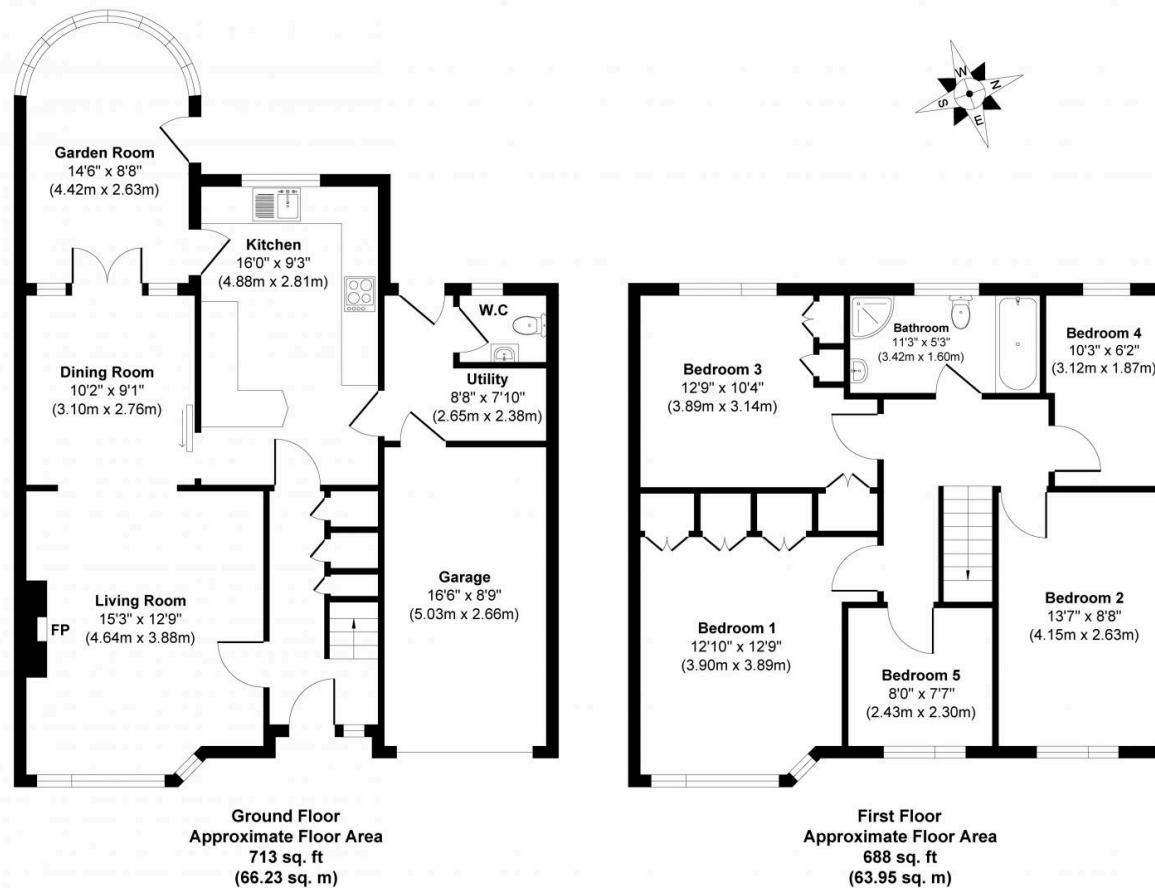


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