

Amos Drive, Pocklington, York, East Yorkshire, YO42 2FH

• Four bedroom detached family home • Close to local amenities • Open plan kitchen/diner with adjacent utility room • Spacious living room • Downstairs W.C • Four bedrooms including master with en-suite • Modern family bathroom • Enclosed rear garden with patio seating area • Off street parking with garage • EPC = C

Guide Price £415,000



Situated within the popular market town of Pocklington, this attractive four bedroom detached family home offers spacious, versatile accommodation, complemented by a generous rear garden, integral garage and off street parking.

The property opens into a welcoming entrance hall, leading through to a spacious living room, which enjoys a pleasant outlook and features an attractive fireplace, creating a comfortable space for relaxation. To the rear, an impressive open-plan kitchen and dining room provides an excellent setting for both everyday family life and entertaining, with a range of fitted units, integrated cooking facilities and fridge freezer, ample worktop space and room for a good-sized dining table. French doors open directly onto the rear garden, allowing plenty of natural light into the space and providing an excellent connection between inside and out. A separate utility room offers additional practicality, with integrated washing machine, dryer and external access, while a ground floor W.C completes the ground floor accommodation.

To the first floor, a central landing gives access to four well-proportioned bedrooms, providing excellent flexibility for growing families, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a particularly appealing enclosed rear garden, featuring a good-sized lawn alongside an extensive paved patio, providing plenty of space for outdoor dining, entertaining and relaxation. To the front, a driveway provides off-street parking and leads to the integral garage, which can also be accessed from inside the property via the hall, and offers useful additional storage or potential for a variety of uses.

Pocklington is a thriving market town offering an excellent range of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with well-regarded schooling and leisure facilities. The town also benefits from convenient road links to York, Beverley and the wider East Yorkshire area.

Offering sizable and versatile accommodation, excellent family space and a desirable location, this is a fantastic opportunity to acquire a spacious detached home in one of East Yorkshire's most popular market towns.



FOUR BEDROOM FAMILY HOME









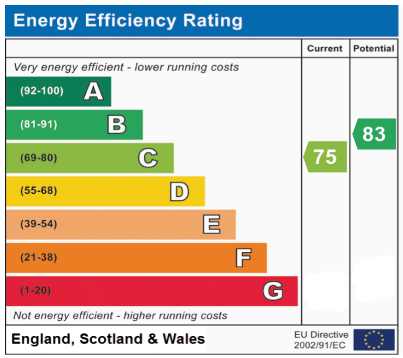
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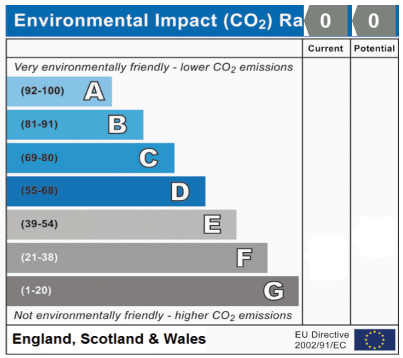












Address: Amos Drive, Pocklington, York, YO42 2FH

Reference: 3046

Viewing strictly by appointment

Tenure Freehold

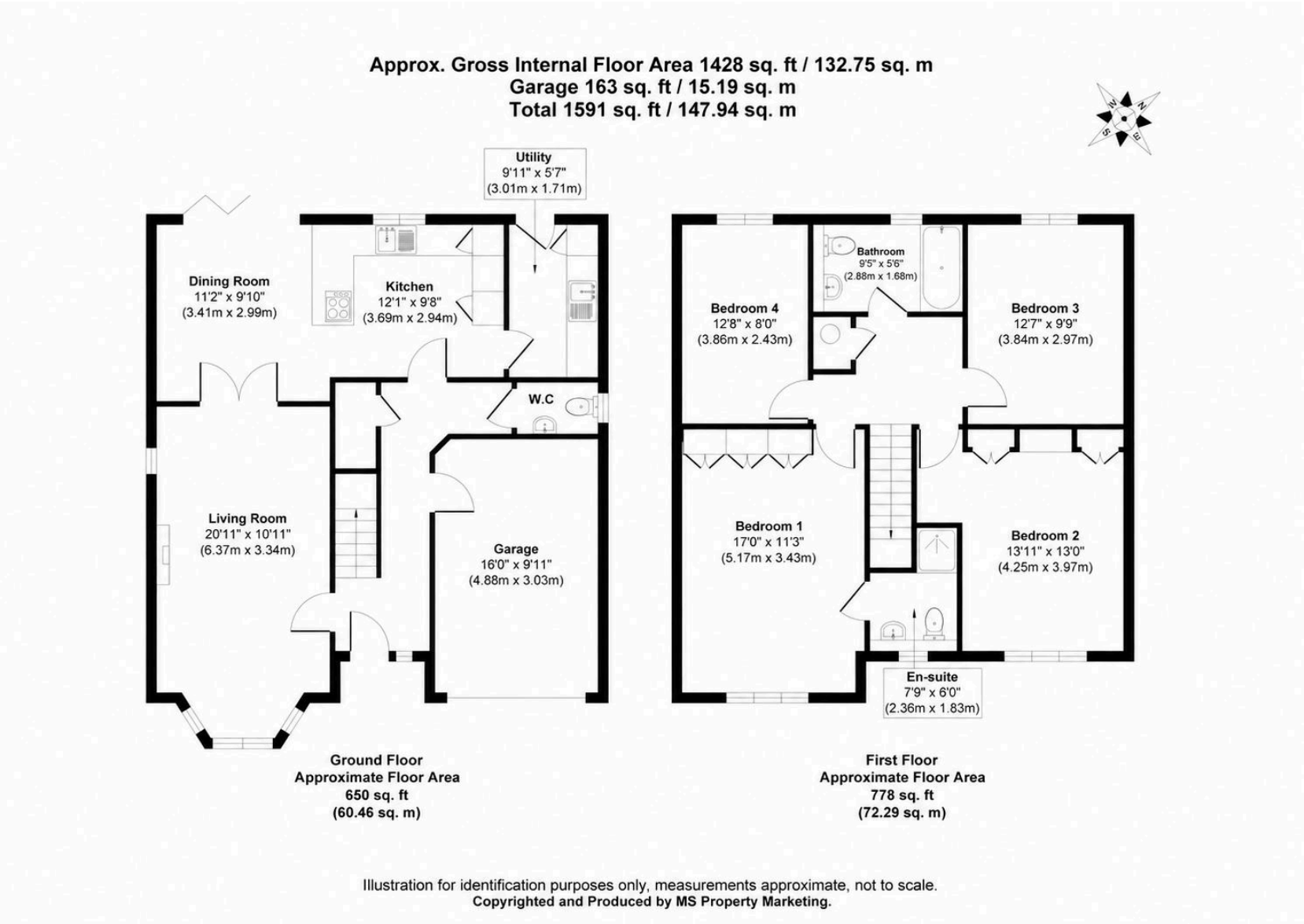
Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

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