



Barley Avenue, Pocklington, York, YO42 2RW

- Four bedroom detached family home • Modern and well presented throughout • Spacious kitchen/family/dining area
- Separate living room and study • Utility room & downstairs W.C • Four bedrooms • En-suite and family bathroom • Enclosed rear garden with home office and garden seating area • Off street parking with garage • EPC = B

Guide Price £445,000

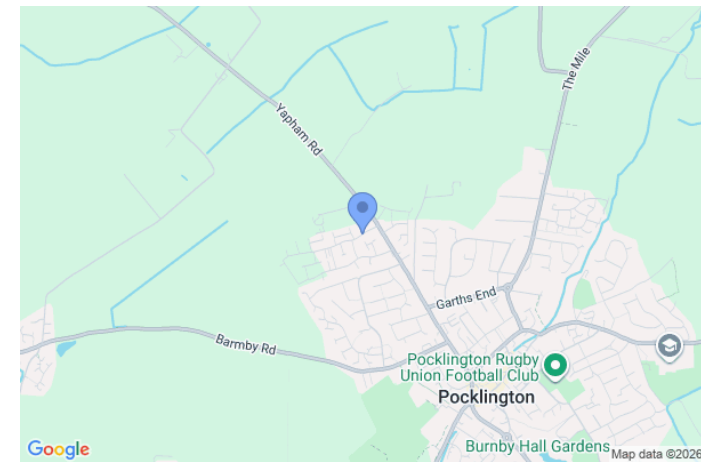
Set within a popular residential setting in the market town of Pocklington, this modern and well-presented four bedroom detached home offers a superb balance of stylish and practical family accommodation alongside excellent outdoor space.

The ground floor is particularly well suited to modern family life, with a generous open-plan kitchen and family/dining area forming the heart of the home. The kitchen provides a bright and sociable space for everyday living and entertaining, with direct access to the garden. A separate living room offers a more relaxed space, while a useful home office/study, utility room and downstairs cloakroom add to the practicality.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom. The accommodation provides plenty of flexibility for growing families, guests or those requiring additional workspace.

Outside, the property continues to impress. There is off-street parking and a garage, while the rear garden provides a generous private space for outdoor dining, entertaining and family life. A dedicated home office provides an excellent solution for working from home, complemented by a timber, sheltered garden seating area, creating a particularly enjoyable outdoor retreat.

Modern, spacious and ready to move into, this is a home that combines the convenience of contemporary living with the space and flexibility increasingly sought after by families.

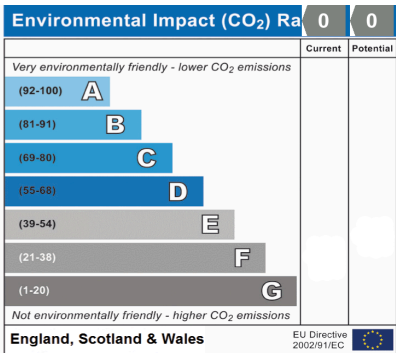
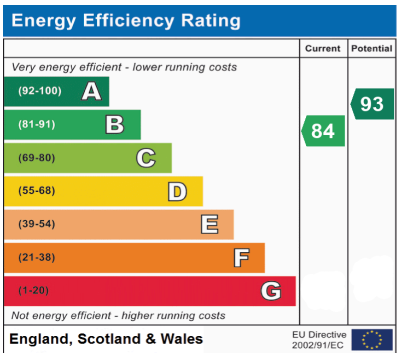




MODERN 4 BEDROOM DETACHED FAMILY HOME



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

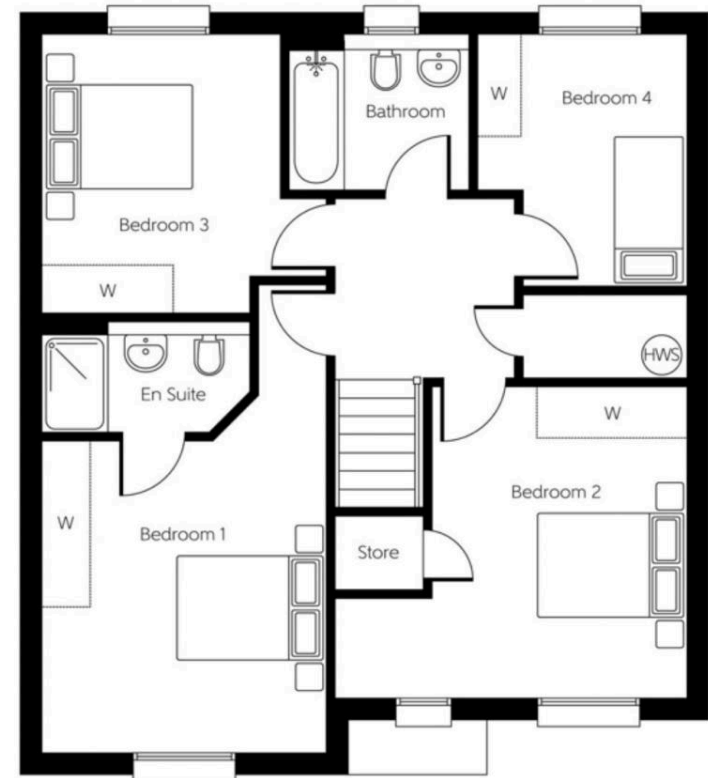
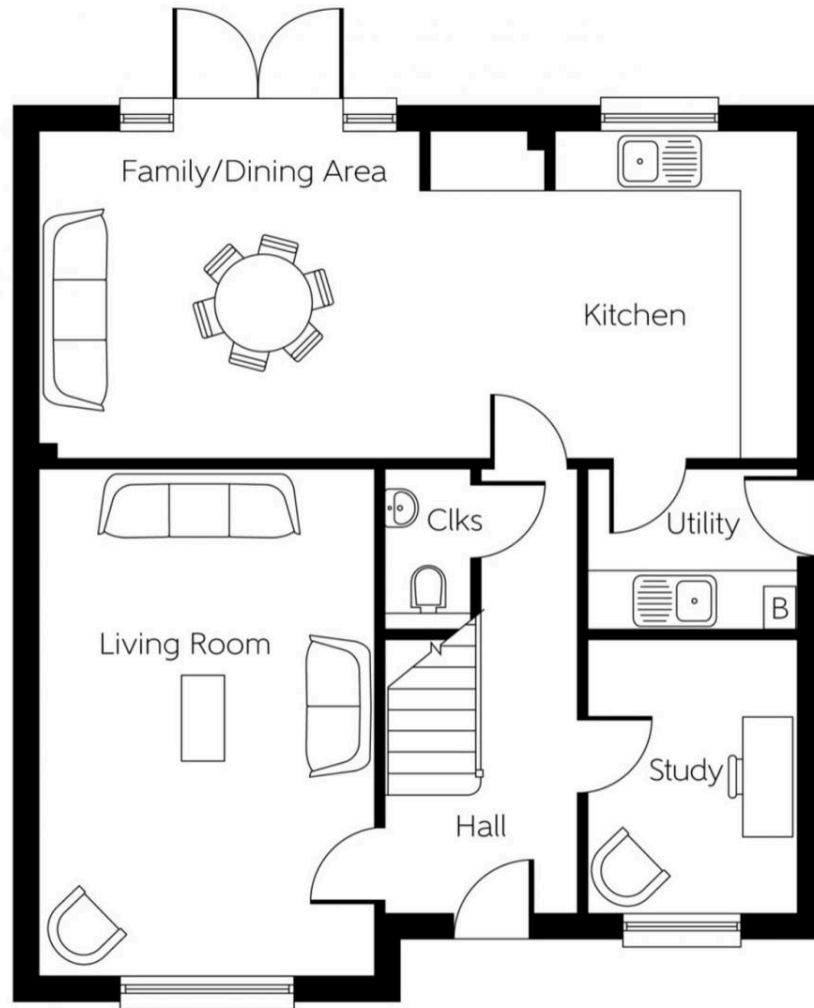


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