

RM
English



Albright Close, Pocklington, York, YO42 2PE

• A beautifully presented family home in a highly desirable location • Kitchen/living area with a range of fitted appliances & storage • Formal dining room with doors out to the garden • Living room with a feature fire & views over the lawned front garden • Separate utility room & w/c • Five bedrooms, two with en-suite shower rooms • Family bathroom • Fully enclosed rear garden • Integral double garage • EPC = C

Guide Price £585,000

Occupying a peaceful cul-de-sac position on the highly regarded Albright Close, this substantial five-bedroom detached family home offers well-balanced accommodation in one of Pocklington's most desirable residential settings. Thoughtfully designed and beautifully presented throughout, the property combines generous living spaces with a private garden, creating a home equally suited to everyday family life and effortless entertaining.

Pocklington is one of East Yorkshire's most sought-after market towns, offering an excellent range of independent shops, cafés, restaurants and everyday amenities, together with highly regarded schooling. Situated at the foot of the Yorkshire Wolds, the town enjoys immediate access to miles of unspoilt countryside, whilst the historic city of York lies within easy reach, providing direct rail services to London and the wider national network.

The accommodation is arranged around a welcoming reception hall, setting the tone for the elegant interiors beyond. To the front, the principal reception room is centred around an attractive feature fireplace and enjoys an abundance of natural light from a large window to the front of the room. Double doors lead through to a formal dining room, creating a versatile arrangement for both family living and entertaining, with French doors open out to the garden.

The kitchen forms the heart of the home, comprehensively fitted with a range of classic cabinetry, contrasting work surfaces and integrated appliances. Beyond, a superb vaulted breakfast room provides an exceptional everyday living space, where a striking arched window frames views across the garden and floods the room with natural light. A separate utility room with external access and a guest cloakroom complete the ground floor.

The first floor offers five well-proportioned bedrooms, thoughtfully arranged to provide excellent flexibility for growing families. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while a second bedroom also enjoys en-suite facilities, making it ideal for guests or older children. Three further bedrooms are served by a well-appointed recently renovated family bathroom and offer equally versatile accommodation, whether for family, guests or home working.

To the rear, the enclosed gardens have been carefully landscaped to create a private and peaceful setting. Mature planting provides year-round interest and a wonderful sense of seclusion, while a patio provides the ideal space for outdoor dining and entertaining throughout the warmer months. Decking has been installed in two areas of the garden to make the most of the sun all year round. The property benefits from an integral double garage with an electric roller door and a driveway for additional parking.





A FANTASTIC FAMILY HOME CLOSE TO THE CENTRE OF POCKLINGTON



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:
Reference: 2599

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 F

Local Authority East Riding of Yorkshire Council

Services All mains services



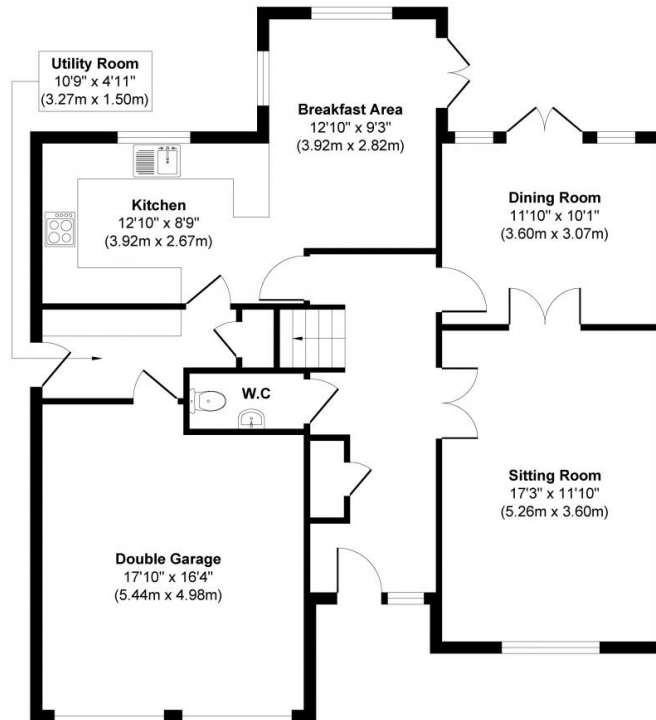
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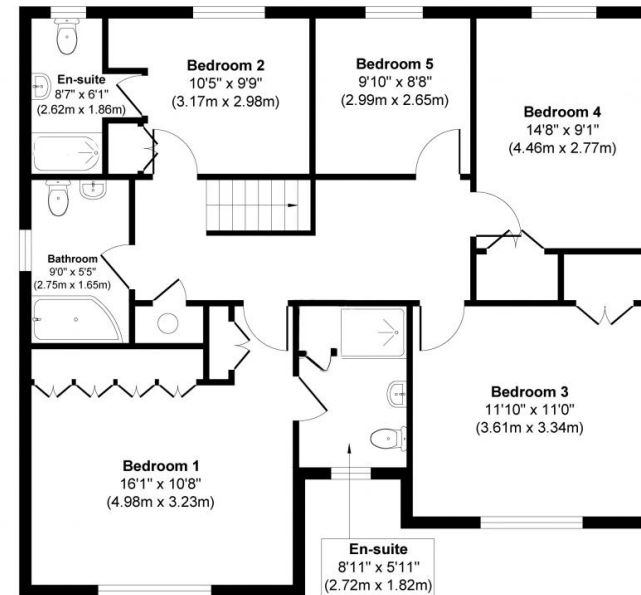
Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1762 sq. ft / 163.74 sq. m
Garage 233 sq. ft / 21.65 sq. m
Total 1995 sq. ft / 185.39 sq. m



Ground Floor
Approximate Floor Area
791 sq. ft
(73.48 sq. m)



First Floor
Approximate Floor Area
971 sq. ft
(90.26 sq. m)

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