



14 Lord Drive, Pocklington, York, YO42 2PB

• SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN • LIVING ROOM • DINING ROOM • FAMILY ROOM/SNUG • DINING KITCHEN WITH FAMILY AREA • FIVE DOUBLE BEDROOMS, ALL WITH FITTED WARDROBES • TWO ENSUITE SHOWER ROOMS • FAMILY BATHROOM WITH SEPARATE SHOWER • DOUBLE INTEGRAL GARAGE • ENCLOSED REAR GARDEN • GAS CENTRAL HEATING • uPVC DOUBLE GLAZING • EPC RATING = C •

Asking Price £495,000

With NO ONWARD CHAIN, this is one of the larger designs of David Wilson Homes, and is located in a popular residential development. The spacious accommodation offers great versatility dependant upon a family's needs.

As you step into the large entrance hall where you will find the staircase to a galleried landing, you immediately get a feeling of the space that this family home offers.

The large kitchen has a dining and family area with French doors to the rear garden. Adjacent to this is the dining room that offers the chance for a buyer to put their own stamp of the property by knocking through to give an open plan arrangement. With both rooms overlooking the rear garden, it would be the perfect family and entertaining area. Off the kitchen is a utility room with door into the integral garage.

The large living room has a log effect gas fire and French doors to the rear garden. A family room/snug is at the front of the house. The cloakroom completes the ground floor accommodation.

The stairs rise to a galleried landing from which there are five bedrooms, a study and family bathroom. The master bedroom has a walk-in cupboard, fitted wardrobes and an ensuite shower room. A guest bedroom has fitted wardrobes and an ensuite shower room. There are a further three double bedrooms with fitted wardrobes. The family bathroom has a bath, separate shower enclosure, hand basin and WC. Double doors from the landing open into a study with feature arch window to the front of the property.

To the front of the property is a driveway to the double garage, and a lawned area with borders. Immediately beyond the property to the rear is a decked seating area that extends to a path around the garden. There is a lawned garden with planted borders and a paved patio seating area.

This is a substantial property waiting for a buyer to come and put their own stamp on it to make a fabulous family home.

Location

Pocklington is a market town approx. 13 miles east of York, approx. 25 miles from Hull and approx. 18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supported Pocklington Arts Centre. Within the town is an excellent U3A with a wide range of activities and groups. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

Directions

Travelling down The Balk from the town centre turn right onto Broadmanor and continue until you see the field on the left hand side. Just after this turn right onto Lord Drive and the property is on the right hand side, identified by our For Sale board.





SPACIOUS 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		
	69	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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		
	62	74
England, Scotland & Wales		
	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



rmenglish.co.uk



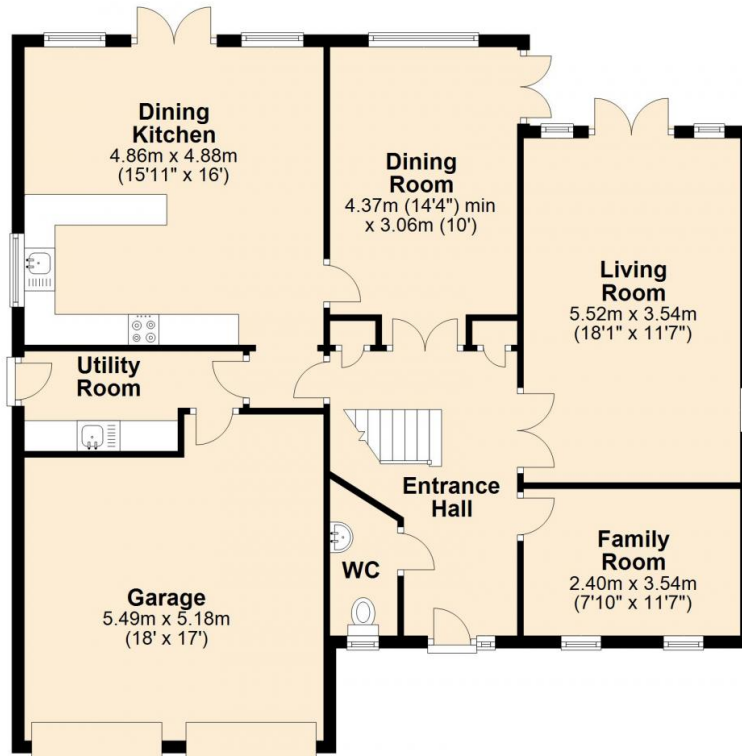
Address: Lord Drive, Pocklington
Reference: 825

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

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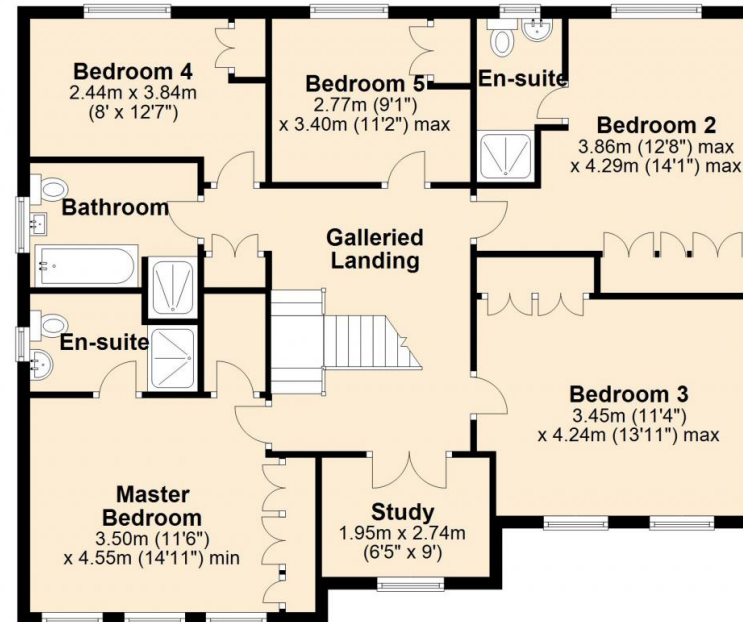
Ground Floor

Approx. 114.7 sq. metres (1235.1 sq. feet)



First Floor

Approx. 104.2 sq. metres (1121.6 sq. feet)



Total area: approx. 218.9 sq. metres (2356.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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