



Springfield Lodge, 35a Barmby Road, Pocklington, York, YO42 2DL

- BEAUTIFUL FAMILY HOME ON A LARGE PLOT • FOUR RECEPTION ROOMS • OMEGA KITCHEN WITH HIGH QUALITY INTEGRAL APPLIANCES • SPACIOUS ENTRANCE HALL • FOUR DOUBLE BEDROOMS AND ONE SINGLE • THREE ENSUITES PLUS FAMILY BATHROOM • uPVC DOUBLE GLAZING AND GAS CENTRAL HEATING • LARGE REAR GARDEN WITH BREEZE HUT AND STREAM • DOUBLE GARAGE PLUS EXTENSIVE PARKING TO THE FRONT • CLOSE TO THE TOWN CENTRE • EPC RATINE = C •

Asking Price £600,000

Extended over the years to provide spacious family sized accommodation, it is unusual to find a property standing on such a large plot yet close to the town centre. With extensive parking to the front it is ideal for those who have several vehicles, a caravan or motor home.

Stepping into the sizeable entrance hall you immediately get a feel for the space that this home offers. Off the hallway is the cloakroom and to the front of the property the study with Cat 5 so perfect if you are looking to work from home. The dining room has sliding doors to the living room making it ideal for entertaining. The focal point of the living room is the glass fronted log effect inset living gas fire. Patio doors open into the conservatory that has under floor heating and lovely views over the garden.

An Omega kitchen with granite work surfaces, and an island with glass breakfast bar, has a plethora of units. Integral appliances include 2-drawer dishwasher, American fridge freezer, Range 6-ring gas hob and griddle with electric oven, Meile coffee machine warming drawer and steam oven and Siemens microwave. There is under floor heating and mood lighting to complete this amazing kitchen. Off the kitchen is the utility room with sink and work surface, water softener and a semi-commercial boiler to cater for the large accommodation.

From the entrance hall the stairs with mood lighting take you to the galleried landing with airing cupboard housing the vented water system, ensuring power to all showers. The master bedroom has a range of fitted wardrobes and cupboards. A fully tiled ensuite has a free standing bath, Jacuzzi shower, hand basin and WC.

There are a further two double bedrooms with fitted wardrobes and ensuites. Both have Grohe showers, hand basins and a WC each. A fourth double bedroom has two fitted cupboard wardrobes and a lovely bay window. There is a fifth single bedroom and a family bathroom with Jacuzzi whirlpool bath, separate Grohe shower, hand basin and WC. Fully tiled with Indian fossil stone tiles, this bathroom is quite a statement.

The property has gas central heating, uPVC double glazing and a double garage with electric roller doors. To the front of the property is parking for numerous vehicles, and having this space means the property is set well back from the road giving it a great deal of privacy.

The unique features of this wonderful home extend to the rear garden. The paved patio extends to a good sized lawned garden. The array of fruit trees will amaze you and include a kiwi tree over a pergola that provides a wealth of fruit, two apple trees and a pear tree, red and green gooseberries, rhubarb, fig tree, and red and white current bushes. From the lawn there is a pretty stream with bridge over to the Breeze hut with heating and light. A lovely space for outside entertaining. Beyond this is a bank of mature shrubs with a further lawned garden. There is a large greenhouse for those with green fingers.

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 from Pocklington down Barnby Road, you will find the property on the left hand side identified by our For Sale board.

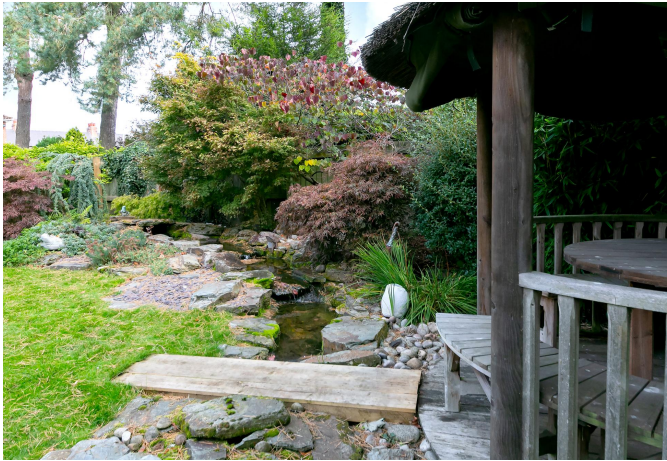




SPACIOUS FAMILY HOME ON A LARGE PLOT LOCATED CLOSE TO THE TOWN CENTRE



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			
		74	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services. Gas central heating.



Address: Barmby Road, Pocklington

Reference: 694

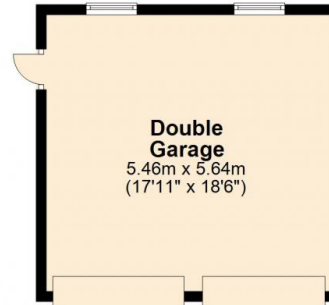
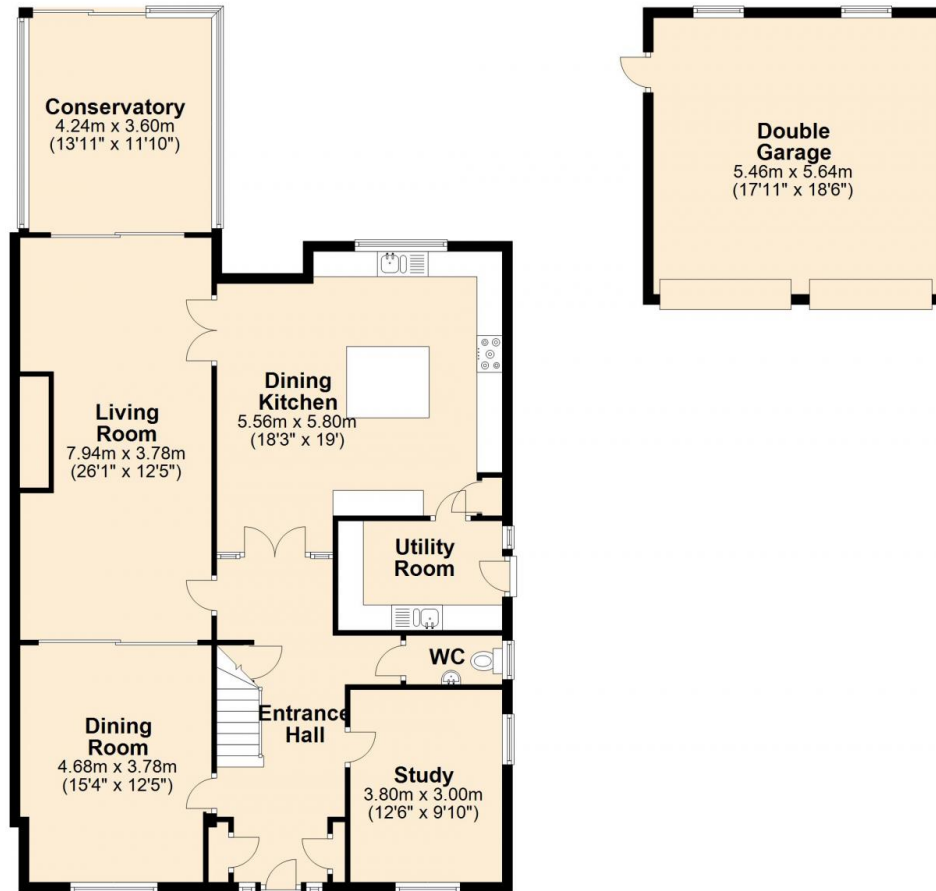


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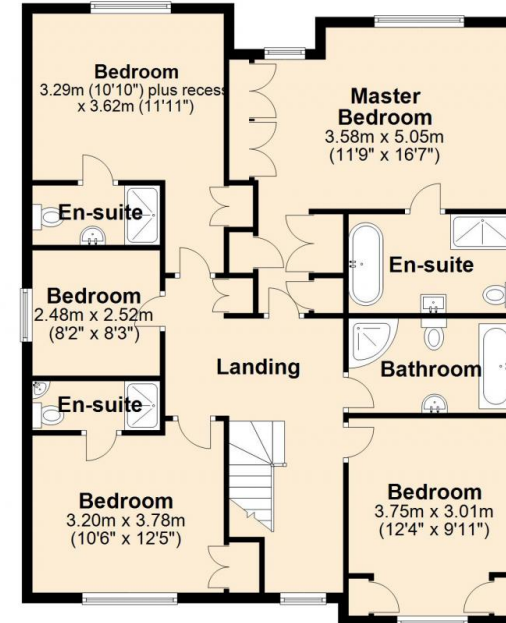
Ground Floor

Approx. 134.0 sq. metres (1442.6 sq. feet)



First Floor

Approx. 105.8 sq. metres (1139.3 sq. feet)



Total area: approx. 239.9 sq. metres (2581.9 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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