

RM
English



Nicholson Court, Pocklington, York, YO42

• A beautifully presented family home in a highly desirable location • Kitchen with a range of fitted appliances and storage. Utility room • Dining area with doors that open to the garden • Living room with a gas fire at its centre • Home office. Cloakroom with w/c and hand basin • Five double bedrooms, all with built in wardrobes • Two en-suite shower rooms and a family bathroom • Beautiful rear garden that is fully enclosed • Double garage with electric door.

Driveway • EPC = D

Guide Price £525,000

If you are looking to upsize, like the idea of being only a short walk from the centre of a town and all of its amenities, then look no further as this spacious five bedroom detached family home could be the perfect property for you. The property has been beautifully maintained by the current vendors and boasts open plan living spaces alongside individual cosy rooms, a combination that will surely appeal to the majority of families. It is not very often that properties within this location come to the market, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a hallway which is extremely spacious. The living room is on the left hand side with a large bay window to the front that allows natural light to enter. A gas fire with a stunning marble hearth and surround can be found at the centre of the room, a lovely addition especially in the colder winter months. A set of timber double doors lead through into the dining room which has space for a good sized table and chairs. A set of double doors open to the garden beyond. Immediately adjacent to this room is the home office.

The kitchen/diner is impressive and light. There is space to one side for a breakfast table with chairs, whilst a set of double doors open to the patio and garden. There is a U shaped worktop that doubles up as a breakfast bar and incorporates a stainless steel sink with drainer and a four ring electric hob. There is an integrated dishwasher, double oven, fridge and freezer. In addition there are a number of wall and base units for storage. There is a separate utility room with a worktop that has space below for additional white goods. A door from the utility opens into a double garage with an insulated sectional door. A cloakroom with a w/c and hand basin completes the ground floor.

To the first floor there are five double bedrooms, all of which benefit from built in wardrobes. Two of the bedrooms have an en-suite comprising shower, hand basin with storage below and a w/c. A family bathroom comprising of a bath, shower, pedestal hand basin and low level w/c completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a path running through its centre. There are two raised flower beds at the far end of the garden, whilst the borders have been planted with a vast array of mature trees and shrubs. There is a patio that runs the full width of the property and provides the perfect place to sit and enjoy the sun in the summer months. The garden is fully enclosed by a timber fence. There is parking to the front for multiple cars.





A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME



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			
		68	81

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		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			

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



Address: Nicholson Court, Pocklington, York, YO42 2PF
Reference: 1522



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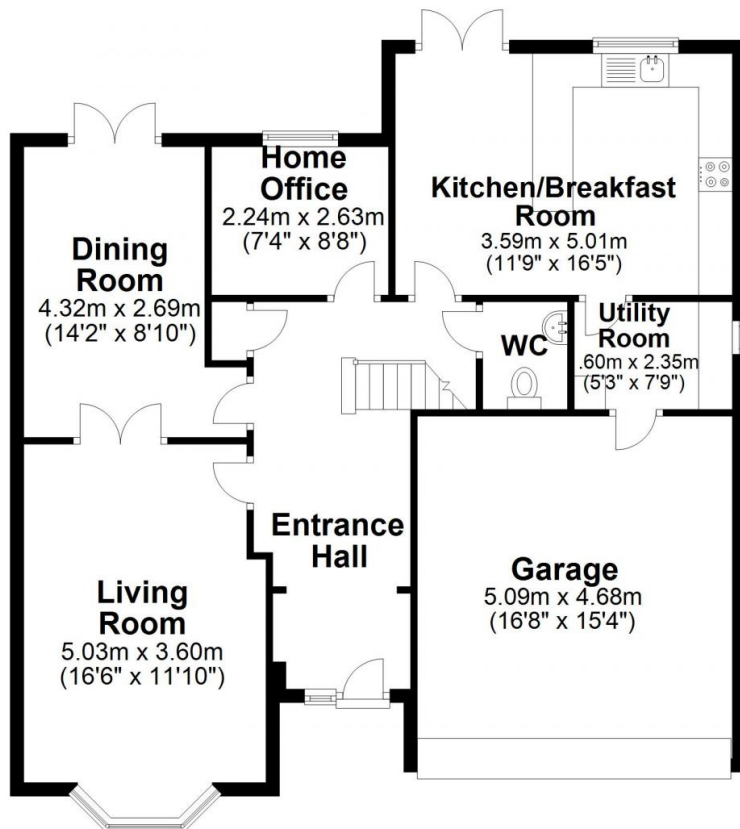


Offices in York, Pocklington and Market Weighton

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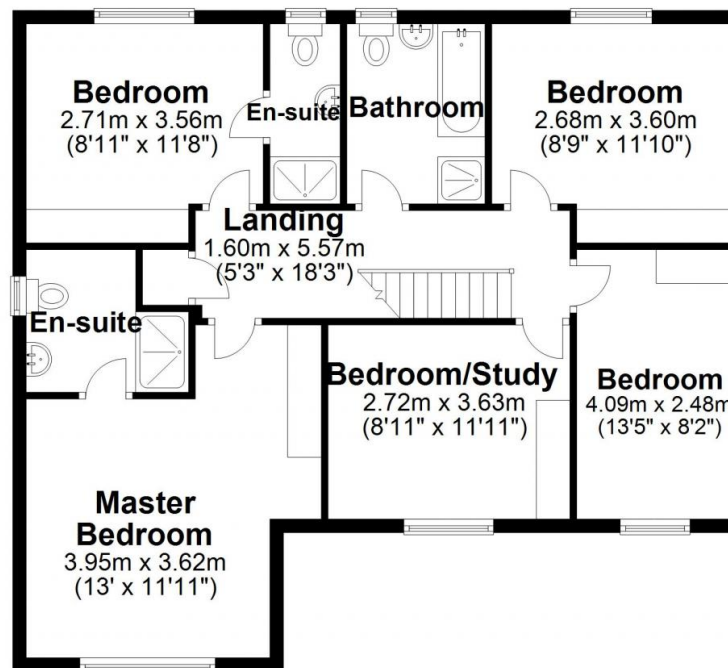
Ground Floor

Approx. 101.9 sq. metres (1096.8 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.1 sq. feet)



Total area: approx. 183.8 sq. metres (1978.0 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.

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