



**Amos Drive, Pocklington, York, YO42 2BS**

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • A substantial 600 sqft detached garage. Parking on the drive for at least 4 cars • Open plan kitchen/diner with a range of appliances. Separate utility room and w/c • Living room with double doors to the rear garden. Home office and w/c • Four bedrooms to the first floor, one with an en-suite. Family bathroom • Master bedroom with dressing area and an en-suite to the second floor • Fully enclosed rear garden with raised planters, lawn and a patio • Second garden to the other side of the garage perfect for growing vegetables • EPC = B

## Guide Price £460,000

This stunning family home is situated only a short walk from the centre Pocklington and is offered to the market with No Onward Chain. The property has been used as show home so has been beautifully maintained and is ready for immediate occupation. Not only is the property itself impressive but it also benefits from a 600 sqft detached garage, a unique feature that is rarely seen with new build homes today. A viewing is highly recommended to fully appreciate the sheer size of the garage, drive and property.

On entering through the front door you will see stairs rising to the first floor, doors off to both sides and a w/c straight ahead. The kitchen/diner is the first room on the right and benefits from an abundance of natural light as there are windows to the three sides. The kitchen has been fitted with an L shape worktop that incorporates a ceramic sink with drainer and a four ring gas hob. There are various new appliances including a double oven, dishwasher and a fridge/freezer. There are multiple storage units and space at one end for a good sized table with chairs. There is a separate utility room with a worktop that incorporates a stainless steel sink with drainer, storage and a washing machine. A single door provides access to the rear garden.

At the other side of the property you will find a home office which could be utilised for a variety of purposes including a games room. There is a good size storage cupboard immediately adjacent, whilst additional storage can be found below the stairs. The living room is nicely proportioned with double doors that open to the rear garden.

To the first floor there are three double bedrooms and a single. One of the doubles has built in mirrored wardrobes and an en-suite comprising walk in double shower, low level w/c and a pedestal hand basin. A family bathroom comprising bath with shower attachment, pedestal hand basin and a low level w/c completes this floor. Moving up to the second floor you will find the impressive master suite which has space for a large bed, built in wardrobes and an en-suite shower room.

Externally the rear garden is fully enclosed with raised timber beds to the side and rear. The majority has been laid to lawn with a number of newly planted trees and shrubs. There is a small patio seating area in one corner and a path that runs adjacent to the garage. A second section of garden can be found to the other side of the garage which could be perfect as a vegetable plot. The garage is substantial and can hold at least four cars comfortably. There is space on the drive for another four – six cars so parking will never be an issue.





**A STUNNING FAMILY HOME WITH A 600 SQFT DETACHED GARAGE**



**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)	<b>A</b>		93
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Amos Drive, Pocklington, York, YO42 2BS

Reference: 1634



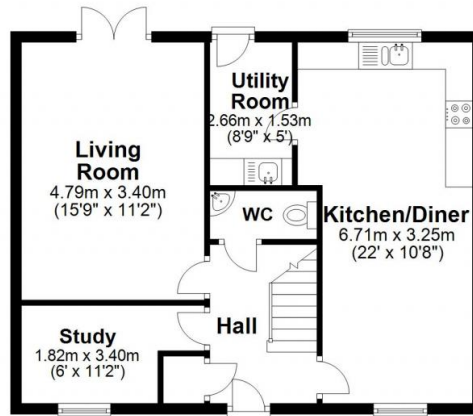
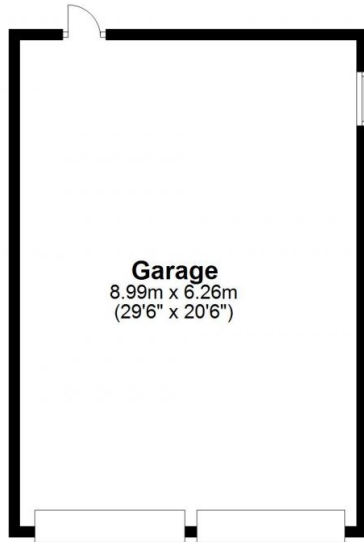
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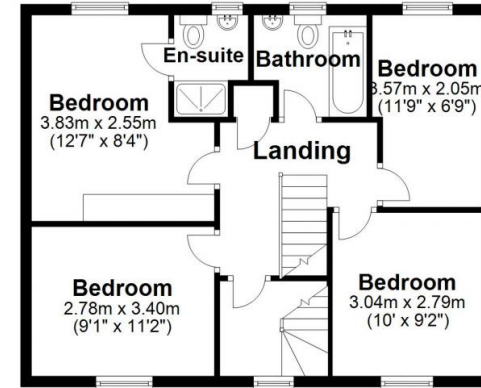
Offices in **York, Pocklington and Market Weighton**

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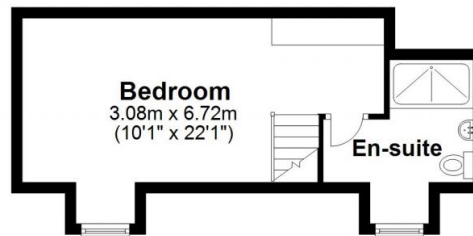
**Ground Floor**  
Approx. 112.5 sq. metres (1211.0 sq. feet)



**First Floor**  
Approx. 56.2 sq. metres (605.3 sq. feet)



**Second Floor**  
Approx. 25.0 sq. metres (269.3 sq. feet)



Total area: approx. 193.8 sq. metres (2085.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**79 Amos Drive**

**Disclaimer**

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