

RM
English



GARTHS END, POCKLINGTON, YO42 2JB

- No Onward Chain • Potential to extend • Living room with a large window that allows natural light to fill the room • Dining room with a sun room beyond • Kitchen with a pantry and various appliances • Two double bedrooms and a single • Family bathroom and a separate w/c • Substantial garden and patio • Tandem garage with a home office above • EPC = D

Guide Price £475,000

Are you looking to upsize, like the idea of a project, yet want to be in close proximity of the centre of town, then look no further as this lovely detached family home provides just that. Not only is the property in a highly desirable location but it also benefits from a substantial garden and a tandem garage which has a home office above. This could be incorporated into the house itself or used as an annex for dual family living. The property is offered to the market with No Onward Chain.

As you enter you find yourself in a spacious hallway with stairs straight ahead leading to the first floor. Within the entrance there is cloakroom hidden beneath the stairs comprising of a low level w/c and hand basin. On the left hand side you will see a door that provides access to a good sized living room which benefits from an abundance of natural light, mainly due to the impressive bay window to the front of the room. There is an open fire at the centre, perfect for the colder winter months. Moving through to the rear of the house you find yourself in the dining room which has more than enough space for a formal table with chairs. Beyond is the sun room which has a sliding door that opens to the patio seating area and garden.

Adjacent to the dining room is the kitchen. The wall that separates them could be removed if an open plan kitchen/diner is desired. Timber panelled walls are a charming feature here. Ample storage is provided above and below two worktops, one incorporating a four ring gas hob, the other, a stainless steel sink with drainer. There is a single oven with a separate grill over. There is room for a breakfast table and chairs, whilst a walk-in shelved pantry offers additional space. Finally, a door in the corner provides access to and from the driveway.

Moving to the first floor onto the open landing, you will find two double bedrooms and a single, all of which have built in wardrobes. There is a family bathroom comprising of a bath with shower over and a hand basin with storage below. Immediately adjacent is a separate w/c.

Externally there is a large patio seating area with borders of mature shrubs, plants and a pear tree. Beyond the patio is a substantial garden which is mainly laid to lawn with the addition of a number of trees, including a plum. To one side there is a timber fence and to the other a ten foot high hedge which provides privacy. There is a timber shed in one corner perfect for the storage of gardening paraphernalia. There is a large tandem garage with a second floor which has been used as a home office. This could be converted into an annex or potentially incorporated into the house itself.

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.





A LOVELY PROPERTY WITH A HUGE AMOUNT OF POTENTIAL



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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			
		55	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			
		0	0

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



Address:
Reference: 1339



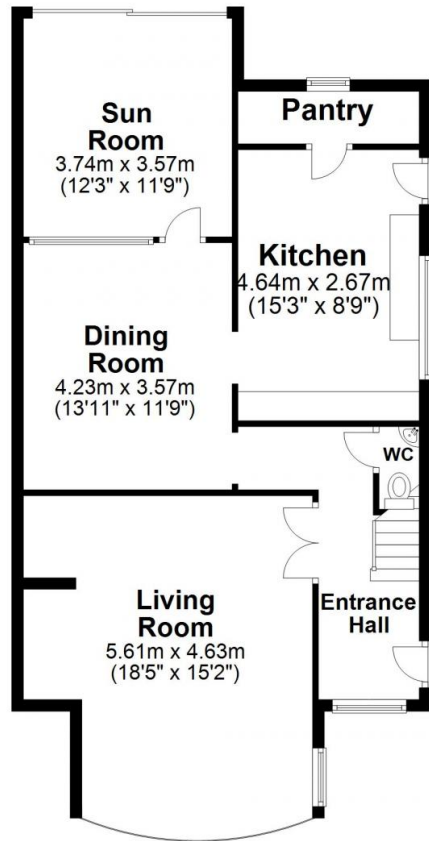
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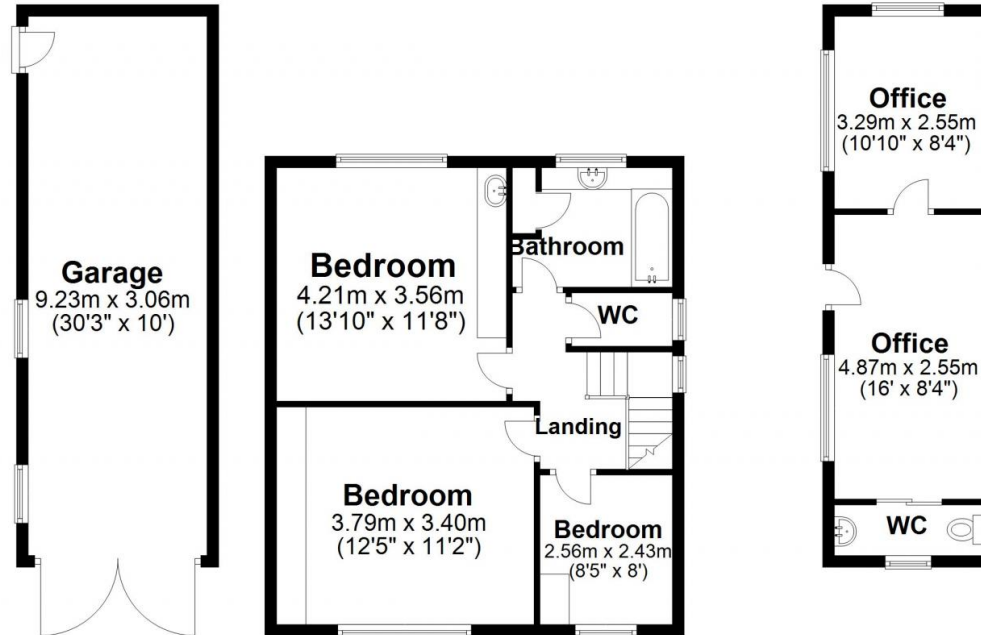
Offices in York, Pocklington and Market Weighton

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Ground Floor
Approx. 108.9 sq. metres (1172.3 sq. feet)



First Floor
Approx. 76.5 sq. metres (823.3 sq. feet)



Total area: approx. 185.4 sq. metres (1995.6 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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