



5 Tweengates Close, Pocklington YO42 2NP

• Modern detached house • Entrance hall • Lounge • Dining kitchen, utility room, cloakroom with WC • Four double bedrooms, with the master having en suite shower room • Family bathroom • Integral single garage and electric charge point • uPVC double glazing and gas central heating • EPC rating = B • There is a green fee charge of communal areas on the development, approx £200 per annum

Guide Price £379,950

A stunning four-bedroom detached house which is situated on a private drive, off a cul de sac on a popular development on the outskirts of Pocklington

Upon approach the driveway provides parking for two vehicles with a lawned front garden and path to the front entrance door. There is an electric charge point to the side of the garage.

The entrance has a door leading to the garage which is currently being used as a home gym having power and lighting it could also be converted to additional living space subject to necessary consents being sought.

There is a spacious, light and airy lounge to the front of the house with a modern electric fire and large bay window overlooking the front garden. The flooring is a neutral wood grain effect laminate flooring which continues throughout the ground floor.

Moving through the lounge to the dining kitchen at the rear of the house, again, a lovely light room with French doors at the dining end opening onto the rear garden. The kitchen has a range of white high gloss wall and base units with contrasting work surfaces. Integral appliances include a dishwasher, fridge freezer, electric oven with four ring gas hob and stainless-steel extractor over.

Off the kitchen is a cloakroom with WC and hand basin, and a utility room with additional storage units, stainless steel sink unit, and integral washing machine and tumble dryer. The Ideal boiler is in this room also.

To the first floor there are four double bedrooms, one of which is currently being used as a home office. The master bedroom has high gloss fitted wardrobes to one wall and an en suite shower room comprising shower enclosure, WC, pedestal hand basin, shaver socket, chrome ladder towel warmer and tiled flooring.

Completing the first floor is the family bathroom has a p shaped bath with shower over, part tiled walls, WC, pedestal hand basin, shaver socket, chrome ladder towel warmer and wood effect tiled floor.

Outside the enclosed south facing rear garden is mainly laid to lawn with borders of mature plants and shrubs, there are two patio areas one of which has a pergola over and electric socket close by if needed for a hot tub installation. A timber gate leads to the front of the house with two timber storage sheds to the other side of the house providing external storage.

To appreciate the spacious, well maintained and beautifully presented rooms we highly recommend an early viewing.





Open fields to the rear



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		0
(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	

Address:
Reference: 1615

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains Services



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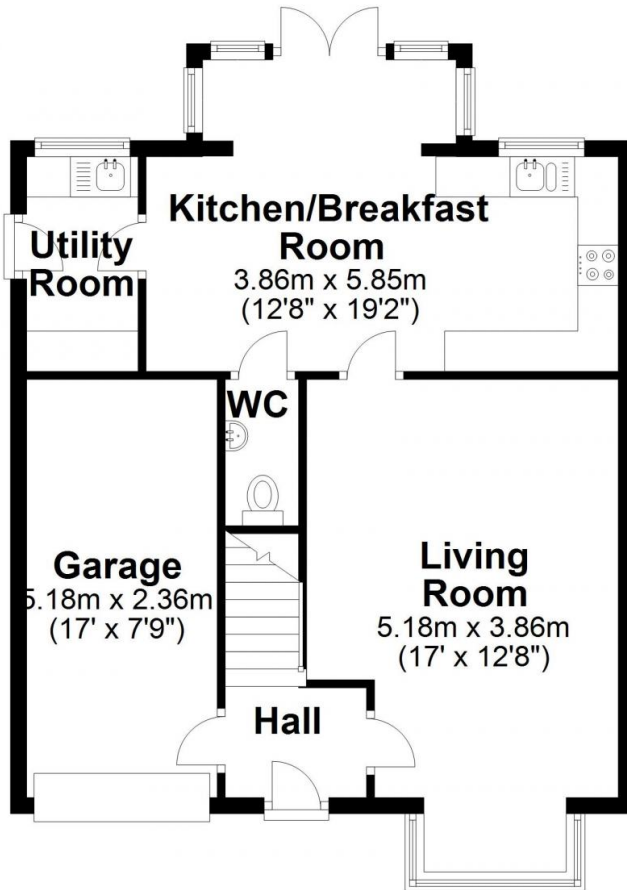


Offices in **York, Pocklington and Market Weighton**

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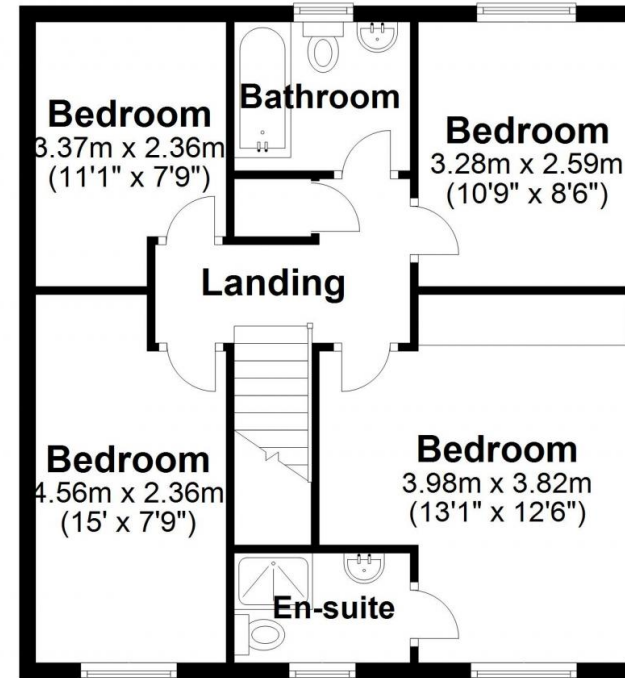
Ground Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 120.9 sq. metres (1301.9 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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