

RM
English



Orchard Way, Pocklington, York, YO42 2EH

- No Onward Chain
- A beautifully presented modern family home in a highly desirable location
- Living room with a log burner. Formal dining room
- Open plan kitchen/diner with a range of appliances. Separate utility room and w/c
- Five large double bedrooms, one with an en-suite.
- Family bathroom
- Enclosed rear garden with a stunning patio
- Large garage with an electric door
- Driveway with space for multiple cars
- EPC = C

Guide Price £585,000

If you are looking for a detached family home with five large double bedrooms, open plan living spaces and individual cosy rooms, then look no further as this lovely property could be perfect for you. The current vendors have dramatically improved the property over the years, extending over the garage and modernising every room. It is not very often that houses of this calibre come to the market, so a viewing is highly recommended to fully appreciate everything that it has to offer. The property is offered to the market with No Onward Chain.

On entering the property, you will notice that there is a porch which doubles up as a boot room/storage area, a useful space especially if you like to keep shoes and coats out of the main house. The hallway has been fitted with an engineered oak floor with stairs to the right hand side leading to the bedrooms. The main living room is on the left hand side, which is both warm and naturally light, mainly due to the large window at the front of the room. A log burner has been installed at the heart of the room with a stone surround and mantle, a lovely addition especially in the colder winter months.

The kitchen/diner can be found at the rear of the property which boasts an impressive fossilised Indian sandstone tiled floor. An L shaped granite worktop with matching upstands has been installed which doubles up as a breakfast bar. There is a second granite worktop which incorporates a 1 1/2 porcelain sink with drainer and has a dishwasher below. A Rangemaster cooker with seven ring gas hob over, fridge/freezer and wine fridge are also included. There are a number of storage units and a set of French doors which open to a substantial patio seating area. A formal dining room is off to one side which has more than enough space for a large dining table with chairs. This room could be used for a variety of purposes depending on individual requirements. A cloaks area at the rear provides access to a utility room with a granite worktop and a w/c beyond. A door opens to the rear garden.

To the first floor there are five large double bedrooms all of which have space for wardrobes. The master bedroom benefits from an en-suite comprising walk in Aqualisa digitally controlled double shower, low level w/c, hand basin with storage below, LED wall mounted mirror, porcelain tiles and a chrome heated towel rail. A family bathroom comprising jacuzzi bath with shower over, low level w/c, hand basin with storage below, a full size wall mounted heated mirror, chrome heated towel rail and porcelain tiles completes the internal accommodation.

Externally the rear garden is primarily laid to lawn with borders of mature shrubs and trees. The garden is fully enclosed by a timber fence which makes it extremely secure and private. The patio has been constructed out of the same fossilised Indian stone, which is both colourful and hardwearing. To the front you will find a large garage with an electric door and off street parking for a number of cars on the drive. The front garden is enclosed by a mature hedge and is mainly laid to lawn.





A DECEPTIVELY SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN



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			
		71	80
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		
(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 D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1083



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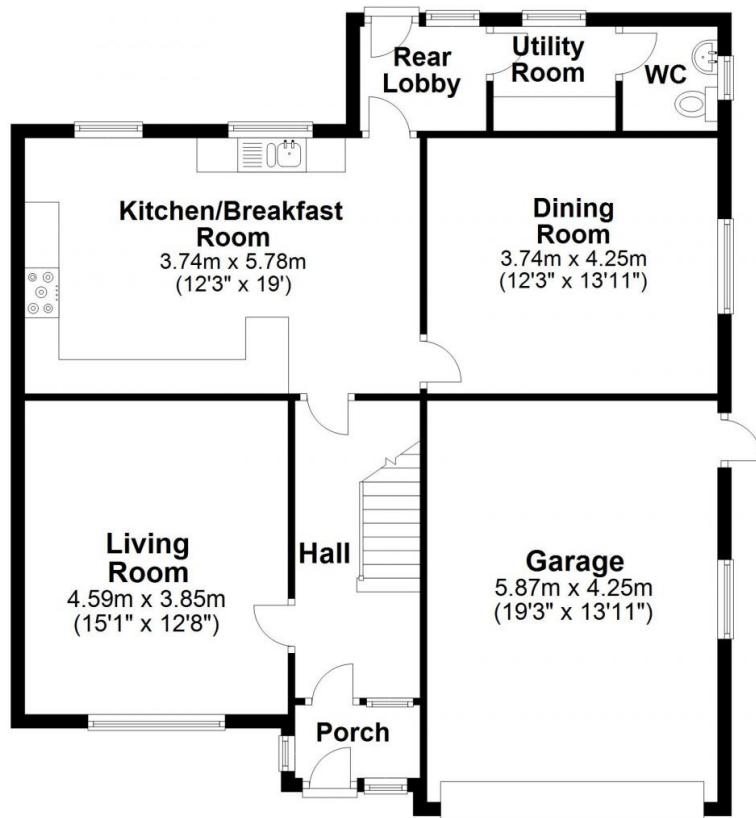


Offices in York, Pocklington and Market Weighton

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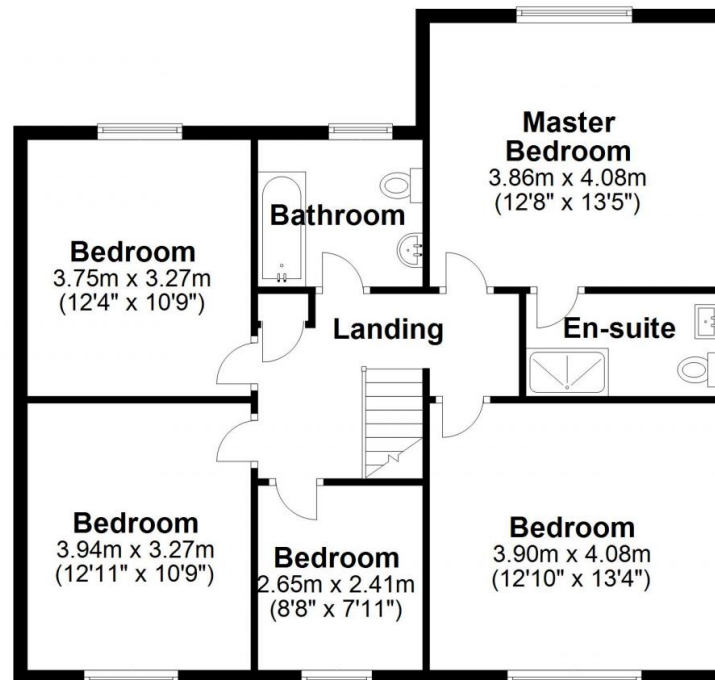
Ground Floor

Approx. 101.2 sq. metres (1088.9 sq. feet)



First Floor

Approx. 85.6 sq. metres (921.0 sq. feet)



Total area: approx. 186.7 sq. metres (2009.9 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.

1 Orchard Way

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