



Harper Close, Pocklington, York, YO42 2GW

- A bright and beautifully presented family home
- Living room with a gas fire and storage
- Kitchen with a range of appliances and a separate utility room
- Dining room
- Conservatory
- Four double bedrooms, one with an en-suite
- Family bathroom
- Integrated single garage with an electric roller door
- Fully enclosed rear garden with a patio, raised decking, shed and greenhouse
- EPC = C

Guide Price £342,500

If you are looking for a property that is only a very short distance from the centre of Pocklington and like the idea of being located on a quiet cul de sac, then look no further as this lovely four bedroom detached home could be what you have been waiting for. The property has been beautifully maintained by the current vendor, so if you are looking to move in without carrying out any immediate work, then this will surely appeal.

On entering you will see stairs rising to the first floor and a door on your left that opens into the living room. The living room is spacious with a bay window to the front of the room that allows natural light to enter and a gas fire at its centre, perfect for the colder winter months. There is a understairs cupboard that is accessed from this room. Moving through you come into the dining room which in turn leads through to the conservatory. The conservatory provides the perfect place to sit and enjoy the sun in the summer months, whilst a single door provides access to the garden.

The kitchen is immediately adjacent to the dining room so the dividing wall could be removed if an open plan kitchen/diner is desired. The kitchen itself has been fitted with two worktops, one with a four ring gas hob, the other incorporates a stainless steel sink with drainer. Plumbing is available next to the sink for a dishwasher. There two ovens, a combination microwave oven, space for a fridge/freezer and multiple storage cupboards. A w/c and an integrated garage with an electric roller door can be found just beyond the kitchen which complete the ground floor.

To the first floor there are four good sized bedrooms, the master benefitting from built in wardrobes and an en-suite shower room. There is a family bathroom comprising bath with shower over, hand basin with storage below and a low level w/c.

Externally the rear garden has lawn at its centre with a path running around its edge to provide access to both sides of the property. There is a raised decked seating area, patio, garden shed and greenhouse. The garden is fully secured by a timber fence, perfect if you have young children or pets. There is a substantial drive at the front for multiple cars which is bordered by grass and mature trees.





A LOVELY FAMILY HOME IN A HIGHLY DESIRABLE AND QUIET LOCATION



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			
		73	84
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			
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: 1785



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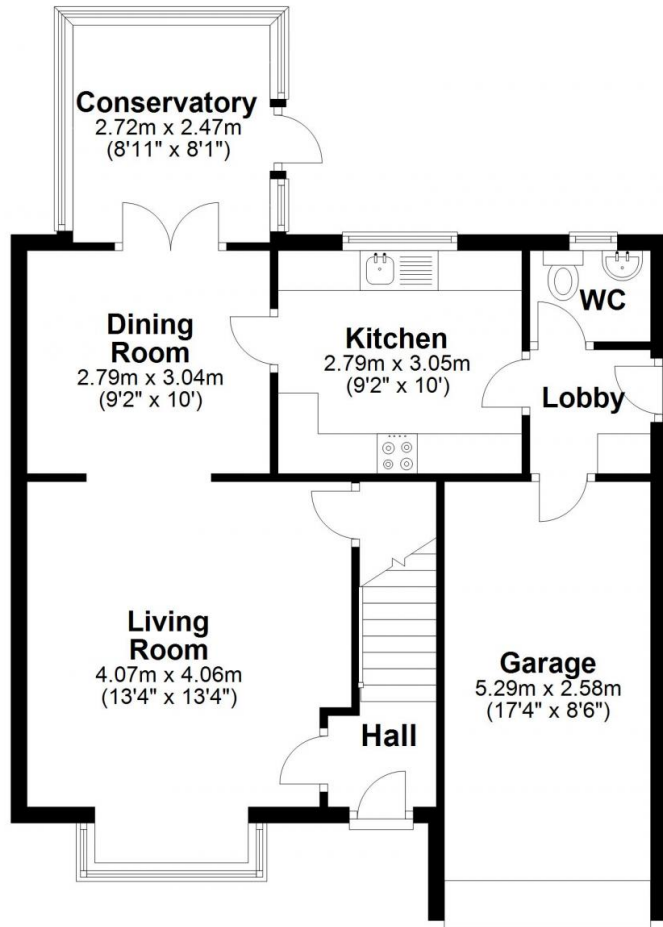


Offices in York, Pocklington and Market Weighton

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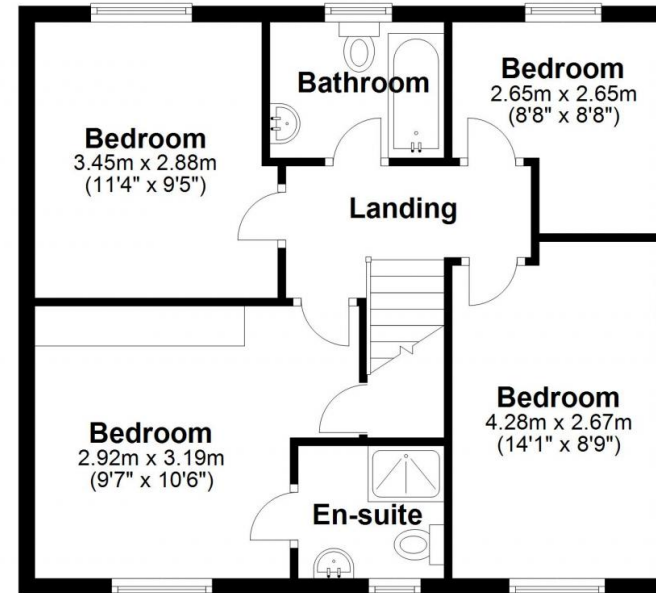
Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



Total area: approx. 119.8 sq. metres (1289.6 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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