



Lord Drive, Pocklington, York, North Yorkshire, YO42 2PB

- No Onward Chain • Detached family home • Located just a short walk to the town centre and schools • Over 2000 square foot of living space • Open plan kitchen/diner • Spacious living room and additional separate dining room • Five bedrooms and three bathrooms • Enclosed rear garden • Garage and driveway with off street parking • EPC = C

Guide Price £595,000

You need go no further than this roomy five-bedroom detached family house if you're looking to upsize and like the concept of being just a short stroll from the town's centre and all its attractions. The property is situated on a fantastic plot on the popular Broadmanor estate and boasts a large, detached garage and spacious driveway with parking for multiple cars.

Stepping off the drive and into the property you find yourself in a grand entrance hall with stairs to the first floor and bedrooms ahead of you. To your right-hand side lies a versatile room that could be used as a home office or snug. The main living area follows from this, housing a gas fireplace with stone hearth at its centre. The rear garden can be accessed from here via large double doors, opening onto the first of the two patio seating areas.

Back into the hall and through to the dining room which overlooks the front of the property. Spacious and light, there is room for a large dining table and multiple chairs. Adjacent is the downstairs w/c.

Completing the downstairs is a large kitchen diner with adjacent utility room. To one side is a granite L-shaped worktop with storage above, built in Montpellier dishwasher and American style fridge freezer, Belfast sink and a Rangemaster oven with 5 ring gas hob. To the other side of the room is an additional worktop with storage above and below, double doors leading onto a patio seating area and ample space for a dining table and chairs. The adjacent utility room houses another L-shaped worktop with storage above and below and a stainless-steel sink with drainer. Additionally, there is space for both a washing machine and a tumble dryer. Access to the front of the property and the rear garden is also available from here.

To the first floor and there are 5 double bedrooms and a family bathroom situated around a spacious balcony style landing. Two of the five bedrooms including the master benefit from en-suites, both comprising shower, low level w/c, standalone hand basin and chrome towel rail.

Outside and to the rear of the property there is a good-sized garden that is fully enclosed and bordered by matures trees and shrubs. The garden benefits from two patio seating areas, perfect for hosting family barbeques during the warm summer months.





SPACIOUS DETACHED FIVE BEDROOM FAMILY HOME



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			
		70	80

Environmental Impact (CO ₂) Ra		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			
		0	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address: Lord Drive, Pocklington, York, North Yorkshire, YO42 2PB
Reference: 1724



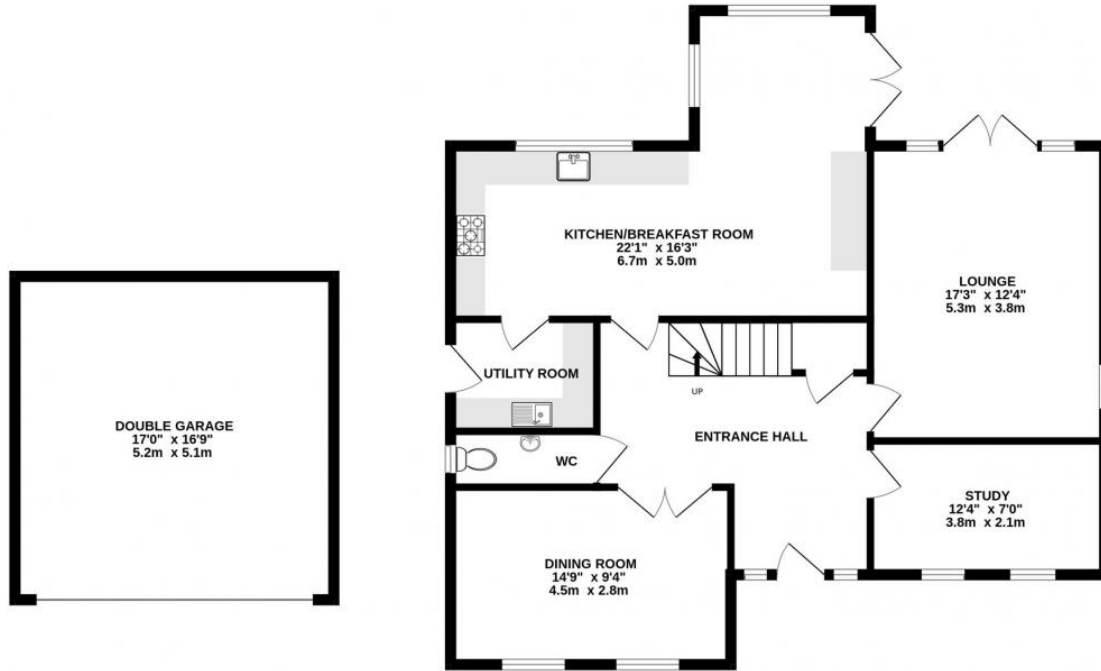
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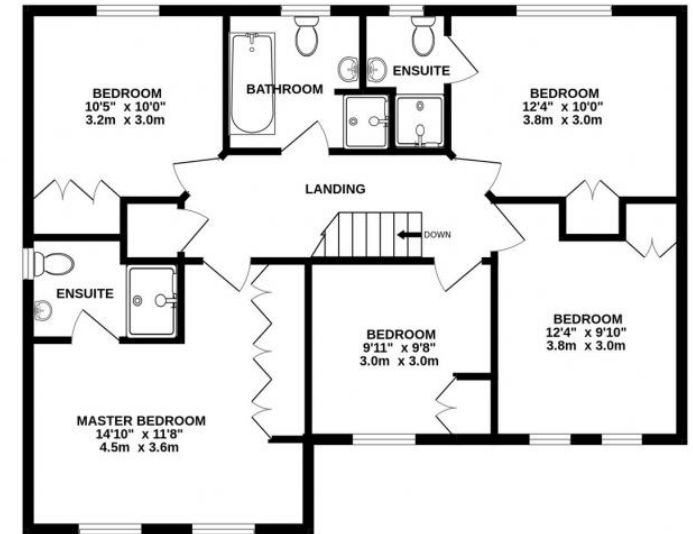
Offices in **York, Pocklington and Market Weighton**

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GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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