

Barley Avenue, Pocklington, York, East Yorkshire, YO42 2RW

• Attractive Four Bedroom Detached Family Home • Popular Residential Location in Pocklington • Spacious Living Room • Contemporary Open-Plan Kitchen & Dining Area • Separate Utility Room & Ground Floor W.C • Master Bedroom with En-Suite • Modern Family Bathroom • Enclosed Rear Garden with Patio & Lawn • Driveway Parking & Integral Garage • EPC = B

Guide Price £375,000



Situated within the popular market town of Pocklington, this attractive four bedroom detached family home offers well-presented and thoughtfully arranged accommodation, ideally suited to modern family living. Occupying a pleasant position within a popular residential development, the property benefits from a private enclosed rear garden, driveway parking and an integral garage.

The accommodation comprises an entrance hall leading through to a spacious living room, providing a comfortable space to relax. To the rear, an impressive open-plan kitchen and dining area creates a sociable heart to the home, with contemporary fitted units, integrated appliances and ample space for everyday dining. French doors provide direct access onto the rear garden, while a separate utility room and ground floor W.C add further practicality.

To the first floor, there are four well-proportioned bedrooms, offering flexibility for growing families, guests or those requiring space to work from home. The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by a modern family bathroom.

Externally, the property enjoys a particularly attractive rear garden, predominantly laid to lawn and complemented by established planting, raised timber borders and a paved seating area, providing an excellent space for outdoor dining and entertaining. To the front, a block-paved driveway provides off-road parking and leads to the integral single garage.

Pocklington is a thriving market town offering an excellent range of amenities, including independent shops, supermarkets, cafés, restaurants and well-regarded schooling. The town also provides convenient access to York, the A1079 and the surrounding East Yorkshire countryside.

This is a wonderful opportunity to acquire a well-maintained and versatile family home, combining practical accommodation with a convenient town location.



DETACHED FOUR BEDROOM FAMILY HOME







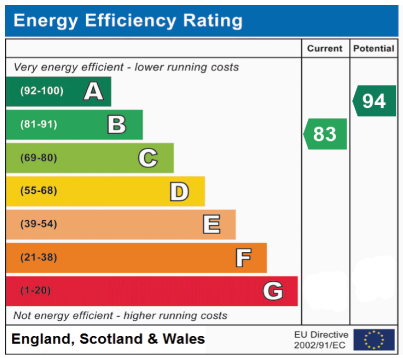


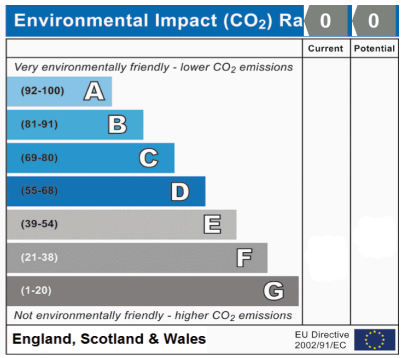
R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202









Address: Barley Avenue, Pocklington, York, East Yorkshire, YO42 2RW

Reference: 3037

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

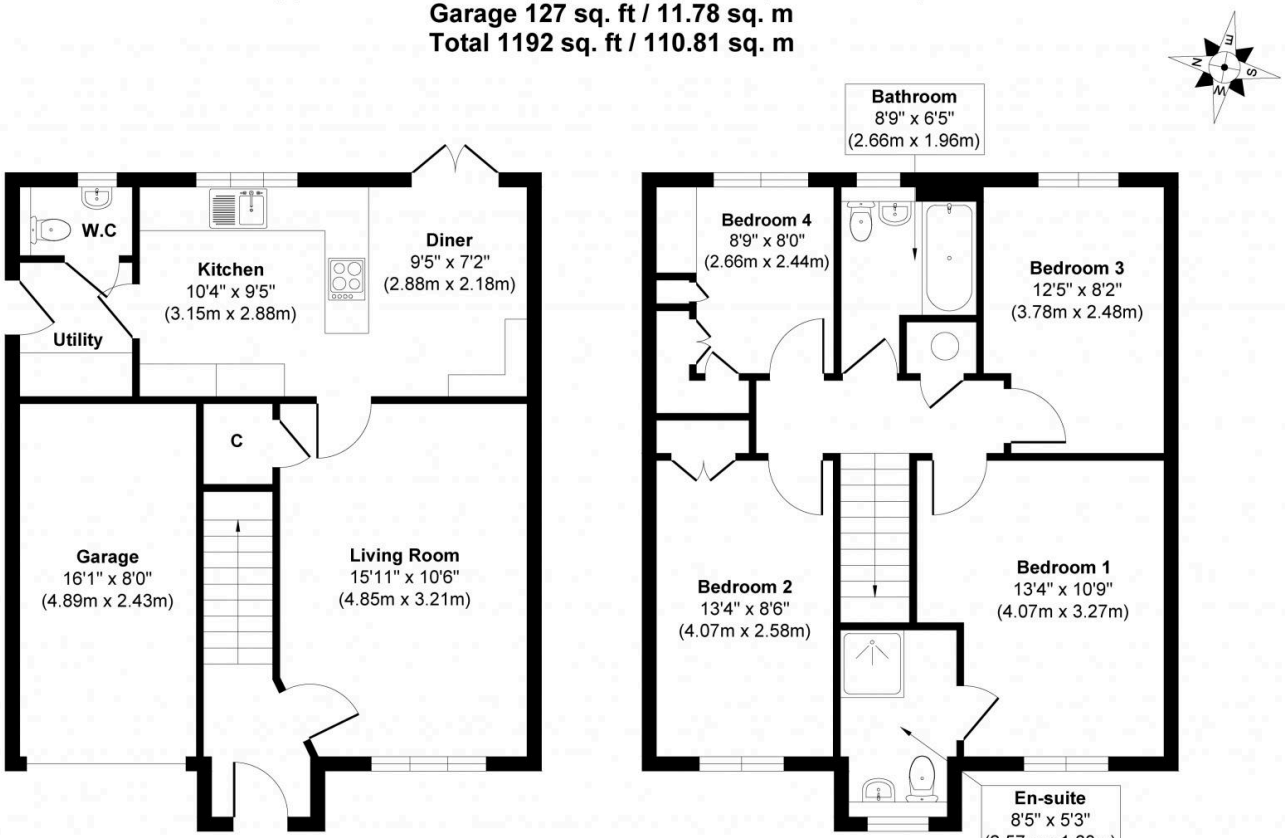
Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

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Approx. Gross Internal Floor Area 1065 sq. ft / 99.03 sq. m
Garage 127 sq. ft / 11.78 sq. m
Total 1192 sq. ft / 110.81 sq. m



Ground Floor
Approximate Floor Area
465 sq. ft
(43.25 sq. m)

First Floor
Approximate Floor Area
600 sq. ft
(55.78 sq. m)

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