



6, Giles Garth,  
Pocklington, YO42 2TY  
£475,000



## ABOUT THE PROPERTY

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Immaculately presented and finished to a high standard throughout, this impressive home has been thoughtfully enhanced by the current owners. A standout feature is the addition of a beautiful conservatory offering a peaceful outlook over the woodland area to the rear.

Extending to over 1,500 square foot of well-proportioned accommodation, the property comprises a welcoming entrance hall, a comfortable sitting room, and a spacious dining kitchen fitted with a range of wall and base units complemented by a separate utility room.

To the first floor, there are four generously sized bedrooms, two of which benefit from en-suite facilities, alongside a modern family bathroom.

Externally, the property is equally impressive with the owners having carefully landscaped the garden, incorporating a variety of plants and trees to create a private and attractive outdoor space.

Further benefits include an integral garage and a double-width driveway, providing ample off-street parking.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

#### ENTRANCE HALL

2.11m x 4.89m (6'11" x 16'0" )

A most welcoming entrance into this splendid home, entered via a composite front entrance door with opaque side panel, stairs to the first floor accommodation with under stairs cupboard, radiator and internal door leading to the integral single garage.

#### CLOAKROOM/WC

1.80m x 1.46m (5'10" x 4'9")

Fitted suite comprising low flush WC, wash hand basin with mixer tap, extractor fan and radiator.

#### SITTING ROOM

3.39m x 4.27m excluding the bay (11'1" x 14'0" excluding the bay )

Bay double glazed window to the front elevation with fitted shutters, double glazed window to the side elevation with fitted shutters and two radiators.

#### DINING KITCHEN

8.78m x 3.22m (28'9" x 10'6" )

A fabulous space for hosting and family gatherings. Fitted with a matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half sink unit with mixer tap, Bosch induction hob with extractor fan above, integrated appliances including a fridge/freezer, dishwasher, and Bosch electric oven. Wall mounted Ideal gas central heating boiler, recess lighting, two radiators, double glazed window to the rear elevation and bi-folding doors leading to the conservatory.

#### CONSERVATORY

2.55m x 3.41m (8'4" x 11'2" )

Brick construction with double glazed windows to both side and rear elevation, under floor heating, recess lighting and double doors leading to the rear garden.

#### UTILITY

1.85m x 1.88m (6'0" x 6'2" )

Floor units with integrated washing machine, working surfaces incorporating sink unit with mixer tap and UPVC side door.

#### LANDING

4.71m x 2.18m (15'5" x 7'1" )

Airing cupboard housing hot water cylinder, access to the loft and radiator.

#### MASTER BEDROOM

3.37m x 4.55m (11'0" x 14'11" )

Double glazed window to the front elevation with fitted shutters, storage cupboard with hanging rail and radiator.

#### EN-SUITE SHOWER ROOM

2.34m x 1.60m (7'8" x 5'2" )

Fitted suite comprising shower cubicle, wash hand basin

with mixer tap, low flush WC, shaver point, chrome ladder style towel radiator, extractor fan, opaque double glazed window to the side elevation with fitted shutters.

#### BEDROOM TWO

3.04m x 4.35m (9'11" x 14'3" )

Double glazed window to the front elevation with fitted shutters and double radiator.

#### EN-SUITE SHOWER ROOM

1.42m x 2.18m (4'7" x 7'1" )

Fitted suite comprising shower cubicle, wash hand basin with mixer tap, low flush WC, chrome ladder style towel radiator, extractor fan and opaque double glazed window to the front elevation with fitted shutters.

#### BEDROOM THREE

3.77m x 3.06m (12'4" x 10'0" )

Double glazed window to the rear elevation and radiator.

#### BEDROOM FOUR

3.35m x 3.13m (10'11" x 10'3" )

Storage cupboard, double glazed window to the rear elevation and radiator.

#### FAMILY BATHROOM

2.16m x 1.89m (7'1" x 6'2" )

Fitted suite comprising bath with mixer tap and shower attachment, wash hand basin with mixer tap, low flush WC, extractor fan, and opaque double glazed window to the rear elevation.

#### INTEGRAL GARAGE

2.94m x 6.13m (9'7" x 20'1" )

Having an up and over door and power and light is connected.

#### OUTSIDE

Fully enclosed rear garden, mainly laid to lawn, variety of fruit trees, garden shed which backs onto a woodland area. The property benefits from an outside tap, lights, and electric sockets.

To the front of the property is a lawned garden and driveway leading to the garage.

#### ADDITIONAL INFORMATION

There is a management fee associated with this property.

#### APPLIANCES

None of the above appliances have been tested by the Agent.

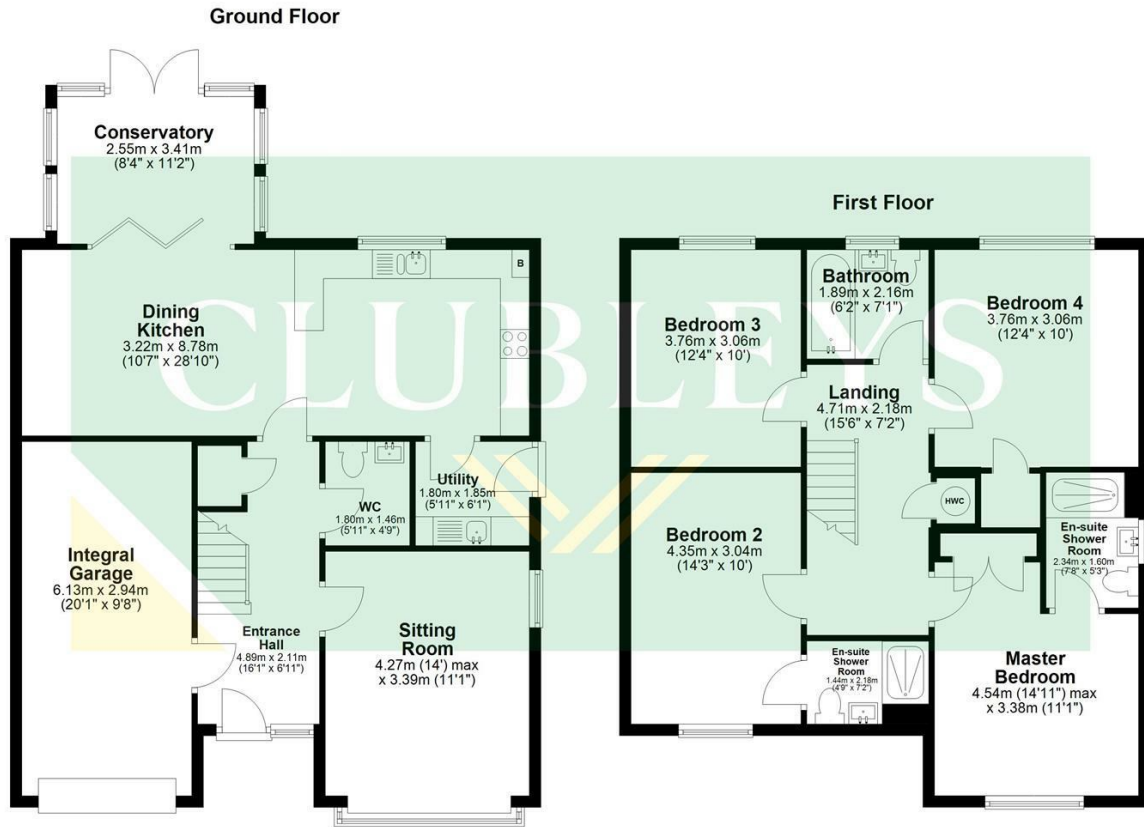
#### SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

#### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.





**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
 We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

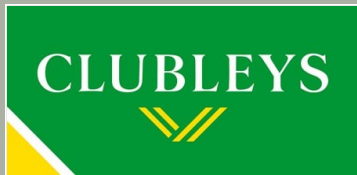
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.