

4, Deans Lane,  
Pocklington, YO42 2PX  
Offers In The Region Of £475,000





## ABOUT THE PROPERTY

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A distinguished detached residence where period features combine with modern living, in one of Pocklington's best-kept locations.

Constructed in the early 1960's, this exceptional property forms part of a pretty street scene linking New Street and Market Place, being just steps away from all the town amenities. From the moment you enter you will sense a bygone era where design and finish were paramount. Offering reception hall, lounge, dining room leading to a quality fitted kitchen with integrated appliances. Off the kitchen there is a fabulous garden room. Handy utility and down stairs w.c. There is a useful lower ground floor basement that can be used for a variety purposes.

The first floor offers two wonderful sized bedrooms both with en-suite bathrooms, master with the addition of a fitted dressing room.

Externally, the property enjoys a south facing walled two-level courtyard garden and benefits from off street parking and double garaging.

The true quality of this home can only be fully appreciated by internal inspection.

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





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Tenure: Freehold  
East Riding of Yorkshire  
Band: E

#### ENTRANCE HALL

4.29m x 2.44m (14'0" x 8'0" )

Welcomed through a timber panelled front entrance door, the entrance hall features mahogany Parquet flooring, two period style radiators, feature turning staircase leading to the first floor accommodation and a useful under stairs storage cupboard. Stairs to lower ground floor.

#### SITTING ROOM

5.50m x 4.45m (18'0" x 14'7" )

A beautifully proportioned room with a multi fuel log burner set within a marble surround, bay sliding sash single glazed window to the front elevation, glazed display unit, two period style radiators and coving to the ceiling.

Double glazed French doors leading to the garden.

#### DINING ROOM

3.88m x 2.59m (12'8" x 8'5" )

Sliding sash double glazed window to the front elevation, original cast iron radiator, mahogany Parquet flooring, display shelving, an additional radiator and coving to the ceiling.

Opening to;

#### FITTED KITCHEN

2.77m x 6.58m (9'1" x 21'7" )

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, pull out cupboards, sink unit, integrated appliances including Neff double oven including combination microwave, induction hob with extractor hood over and glass splashback, fridge/freezer, dishwasher and disposal bin. A central working island with quartz working surfaces.

Double glazed door to;

#### GARDEN ROOM

3.62m x 4.23m (11'10" x 13'10" )

A much loved garden room, of brick and UPVC construction having a feature beamed ceiling with skylight window , radiator, and double glazed doors leading to the rear garden.

#### SIDE ENTRANCE

1.06m x 1.95m (3'5" x 6'4" )

Having plumbing for a washing machine, tiled flooring, single glazed window to the front elevation and side personal door.

#### DOWNSTAIRS W.C

0.98m x 1.82m (3'2" x 5'11" )

Fitted suite comprising hand basin, low flush WC, tiled flooring, radiator and opaque double glazed window to the rear elevation.

#### LOWER GROUND FLOOR BASEMENT

2.64m x 4.68m extending to 5.77m (8'7" x 15'4" extending to 18'11" )

Accessed via the main entrance hall down a parquet staircase, measured to widest points and accessed by a turning staircase from the rear of the main hall with an 'eye' style window; a useful and adaptable room, light well offering some natural lighting, additional cupboards and under stairs storage facility.

#### HALF LANDING

With large double glazed rear window with views to the church and giving natural light to the main stairwell, radiator.

#### LANDING

2.42m x 3.19m (7'11" x 10'5" )

A generous landing area with with feature spindle staircase, decorative coving to the ceiling, ceiling rose point.

With access via drop down ladder to a partly boarded roof area with lighting.

#### BEDROOM ONE

4.42m max x 3.58m (14'6" max x 11'8" )

Sliding sash double glazed window to the front elevation, fitted dressing table with drawers, decorative coving to the ceiling and a period style radiator.

#### DRESSING AREA

1.98m x 1.76m measured to the wardrobes (6'5" x 5'9" measured to the wardrobes)

Fitted wardrobes, decorative coving to the ceiling, radiator and a sliding sash double glazed window to the front elevation.

#### EN-SUITE BATHROOM

4.41m x 1.79m (14'5" x 5'10" )

Fitted suite comprising bath with mixer tap and shower over with side screen, feature twin bowl vanity unit with marble tops and cupboards below, low flush WC concealed in further storage cupboard, fitted mirrored cupboard with light, extractor fan, recess lighting, chrome ladder style towel radiator, further radiator, decorative coving to the ceiling and a sliding sash double glazed window to the rear elevation.

#### BEDROOM TWO

3.73m x 3.46m (12'2" x 11'4" )

Fitted wardrobes, dressing table with drawers, decorative coving to the ceiling, radiator, and sliding sash double glazed windows to the front and side elevation with views towards Pocklington Church.

#### EN-SUITE SHOWER ROOM

1.66m x 3.45m (5'5" x 11'3" )

Fitted suite comprising walk in Aqualisa shower cubicle, vanity hand basin with marble worktop, low level WC, fitted cupboards and mirror, decorative coving to the ceiling, radiator and a double glazed sliding sash window to the rear elevation.

#### OUTSIDE

The front forecourt has Yorkstone paving which continues to the side and rear of the house, mature cherry tree, path approach to the front door with decorative wrought iron railings.

The property enjoys a wonderful south-facing rear garden designed for low maintenance. There are steps down to a further 'secret garden' area, a real sun trap with raised planters / borders. Water butt, outside tap, lighting.

At the side of the house there are further garden beds surrounded by Box hedging and a second water butt.

From the garden there is access to the garaging, comprising:

#### DOUBLE GARAGE

5.68m x 4.79m (18'7" x 15'8" )

Operated via remote control, power and light is connected.

Security personal door to the Courtyard and to the rear of property.

Access to the garage is via a private roadway to the rear of the property.

#### SINGLE GARAGE

4.06m max x 2.86m min x 4.52m (13'3" max x 9'4" min x 14'9" )

Operated via remote control, power and light is connected.

Security personal door to the Courtyard and to the rear of property.

Access to the garage is via a private roadway to the rear of the property.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom. Fibre broadband.

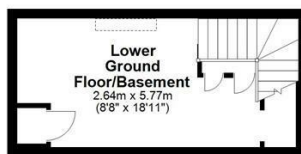
##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

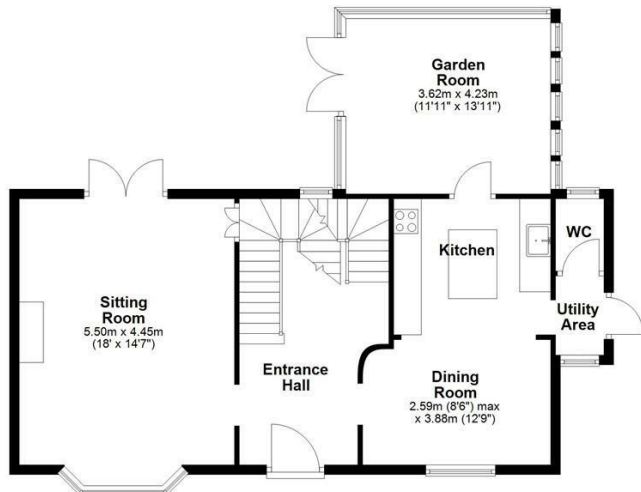




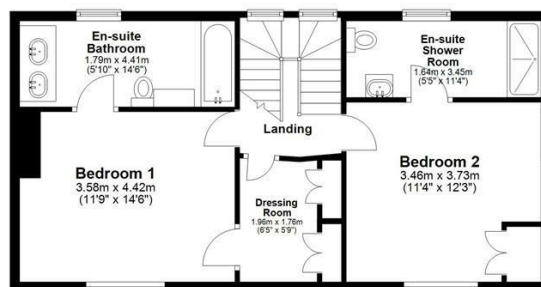
#### Basement



#### Ground Floor



#### First Floor



#### 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.

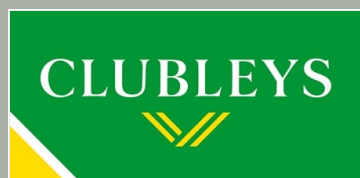
#### MORTGAGES

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.



52 Market Place, Pocklington, York,  
YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC