

HORNSEYS

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£250,000

5 Chapel Hill Road, Pocklington, York, YO42 2JQ

**** THREE BED SEMI DETACHED HOUSE IN PRIME LOCATION ****

This semi-detached house is located on Chapel Hill Road, one of the most desirable areas in the picturesque and historic town of Pocklington.

The property boasts a newly refurbished modern family bathroom, underfloor heating throughout the ground floor, a south facing rear garden, and ample private parking for up to four cars. This convenience is a rare find in many properties in this area, adding to the appeal of this residence.

Briefly comprising entrance hall, large living room and dining area, kitchen, rear lobby, three bedrooms and family bathroom.

Outside, there is a fully tarmacked area to the front, garage to the side, and a generous garden to the rear.

The positioning of this property affords easy access to local amenities, schools, and beautiful countryside surroundings.

Pocklington is conveniently located for travel to York, Beverley, Hull, and Leeds.

Bedrooms Bathrooms Receptions

3

1

1



POCKLINGTON

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Front entrance door with side glazed panels, grey wood effect flooring, under floor heating, stairs off.

KITCHEN

2.99m x 2.70m (9'9" x 8'10")



Cream fitted kitchen with wood effect work surfaces over, stainless steel sink and drainer with mixer tap, gas oven and hob with extractor fan over, plumbing for dishwasher, wall mounted Worcester gas central heating combi boiler, grey wood effect flooring, under floor heating, door to rear lobby.

LIVING ROOM AND DINING AREA

6.81m x 3.32m (22'4" x 10'10")



French doors to rear garden, television point, wood effect flooring, under floor heating.

DINING AREA



REAR ENTRANCE LOBBY

Rear entrance door, door off into kitchen, door off into garage, door off into rear garden, radiator.

FIRST FLOOR

LANDING

Radiator, loft access point, storage cupboard off.

BEDROOM 1

3.53m x 3.34m (11'6" x 10'11")



Radiator.

BEDROOM 2

3.33m x 2.68m (10'11" x 8'9")



Radiator.

BEDROOM 3

2.63m x 2.08m (8'7" x 6'9")



Radiator.

BATHROOM

2.69m x 1.62m (8'9" x 5'3")



Newly fitted suite comprising panel bath with plumbed shower over, mixer tap, fitted shower screen, wash basin set in vanity units, low flush W/C, tiled walls, wood effect flooring, wall mounted mirror door vanity unit, inset ceiling lighting, extractor fan, heated ladder towel rail.

OUTSIDE

GARAGE

5.5m x 2.68m (18'0" x 8'9")

Up-and-over door, power and lighting.

TO THE FRONT

Tarmac driveway providing ample parking.

GARDEN



Mainly laid to lawn with paved patio timber fenced boundaries, timber side access gate to front of property.

SERVICES

Mains water, electricity, gas, and drainage are connected to the property.

Gas central heating.

COUNCIL TAX

Council Tax Band C.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

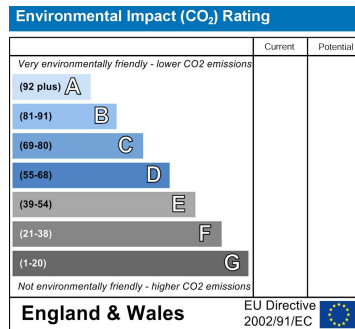
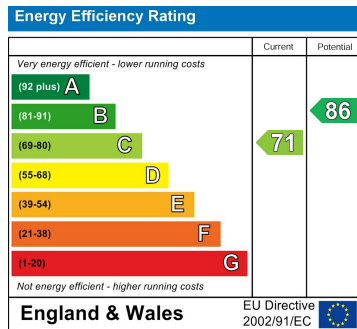
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

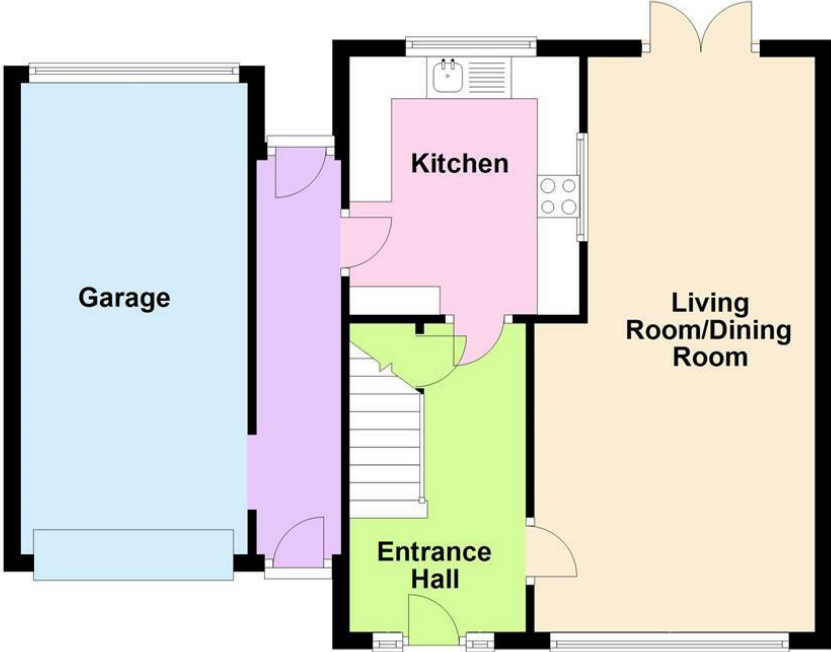
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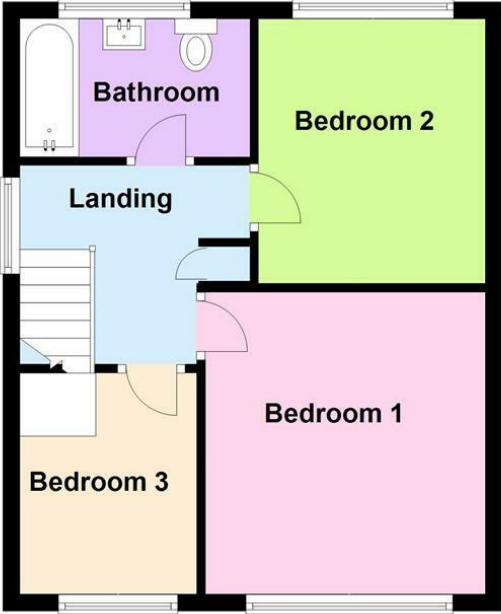


Floor plan

Ground Floor



First Floor



Total area: approx. 95.9 sq. metres (1032.7 sq. feet)