

HORNSEYS

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Asking Price £315,000

14 Thurlow Avenue, Pocklington, York, YO42 2GT

***** MODERN THREE BED DETACHED *****

Located in a popular residential area close to the beautiful Burnby Hall Gardens and local supermarkets, this modern three bed detached property is ideal for a family or professional working from home.

Briefly comprising entrance hall, cloakroom, spacious modern kitchen and dining area, dual aspect living room, master bedroom with shower room ensuite, two further bedrooms and a family bathroom.

Outside the property to the front is mainly laid to lawn with a tarmac driveway providing ample parking and leading to a detached brick garage with lighting and power. The rear garden is mainly laid to lawn with a paved pathway to the driveway gate.

Pocklington is a thriving market town with a full array of amenities, including primary and secondary schools, has excellent public transport links, and is conveniently located for travel to York, Beverley, Hull, and Leeds.

Bedrooms Bathrooms Receptions

3

2

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

Entrance door, storage cupboard off, radiator

CLOAKROOM

1.56m x 0.85m (5'1" x 2'9")



White low-flush W/C, pedestal wash hand basin, radiator, window.

LIVING ROOM

4.89m x 3.07m (16'0" x 10'0")



LIVING ROOM AREA



Radiator, one window to the front and two windows to side.

KITCHEN AND DINING AREA

4.90m x 3.30m (16'0" x 10'9")



Modern fitted cream kitchen with work surface over, 1.5 sink and drainer with mixer tap over, built-in Neff oven with grill and a built-in microwave, Zanussi four-ring gas hob with extractor over, built-in fridge and freezer, built-in Bosch dishwasher and washing machine, space for tumble dryer, cupboard housing gas central heating boiler, window, radiator, French door to rear garden.

DINING AREA



The space is a thoughtfully designed area, with room for a large dining table and chairs whilst still leaving plenty of space to move around.

LANDING

Loft access point.

BEDROOM 1

4.02m x 3.34m (13'2" x 10'11")



Generous double bedroom with fitted wardrobes and drawers, radiator, 2 windows

ENSUITE SHOWER

3.30m x 1.50m (10'9" x 4'11")



Low-flush W/C, wash basin, plumbed shower, shaver socket, wall mounted cupboard, part-tiled walls, tile effect flooring, towel radiator, frosted glass window.

ENSUITE SHOWER 2

BEDROOM 2

3.26m x 2.89m (10'8" x 9'5")



Double bedroom with built-in wardrobes, radiator, one window to side and one to front.

BEDROOM 3

2.90m x 2.17m (9'6" x 7'1")



Built-in wardrobes/office furniture and drawers, radiator, window.

BATHROOM

2.20m x 1.90m (7'2" x 6'2")



White suite comprising panel bath with plumbed shower over, wash basin, low-flush W/C, Vent-axia extractor fan, wall mounted cupboard, heated towel rail, part-tiled walls, tile effect flooring, frosted glass window.

OUTSIDE

GARAGE

6.12m x 3.06m (20'0" x 10'0")

Electric roller door, power and lighting.

FRONT GARDEN



Laid to grass, paved pathway to front door, hedge boundary.

REAR GARDEN



Laid to grass with paved patio, raised beds, shed, brick wall and panel fence borders. Paved path leads to gate and tarmac driveway.

REAR GARDEN



SERVICES

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

COUNCIL TAX

Council Tax Band D.

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.

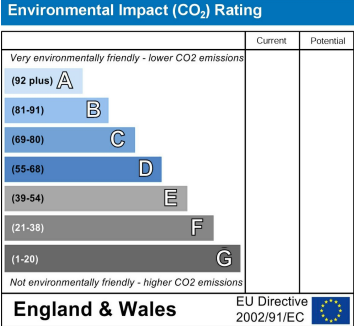
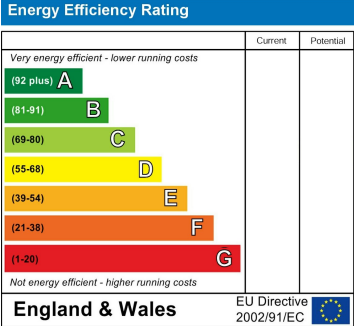
FREE VALUATION

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

