



ROB LETTS
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8 Dolman Avenue, Pocklington

Guide Price £200,000

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Built by Linden Homes in 2017 this beautifully presented townhouse offers stylish and low-maintenance living in a popular residential area of Pocklington. The ground floor features a spacious open-plan kitchen, dining, and living area, with French doors opening onto a private rear garden—ideal for relaxing or entertaining. A convenient downstairs WC and storage cupboard complete the ground floor.

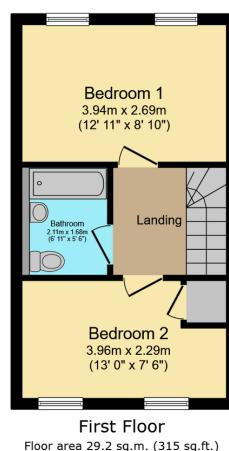
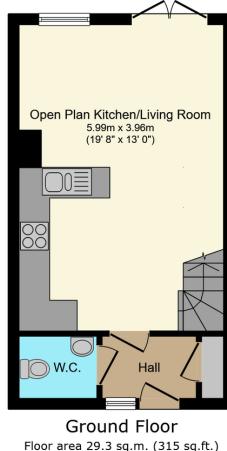
Upstairs, you'll find two well-proportioned double bedrooms filled with natural light, along with a modern family bathroom fitted with a white suite and shower over bath.

Outside, the enclosed rear garden includes a lawn, patio, planted borders, and a timber shed, with gated access to the rear alley. The property also benefits from two allocated off-street parking spaces at the front.

Located on the edge of the Yorkshire Wolds, Pocklington is a thriving market town with excellent amenities, including shops, schools, healthcare services, and transport links to York, Hull, and the M62

In summary, a modern, low-maintenance home in a sought-after location—perfectly suited to a wide range of buyers.





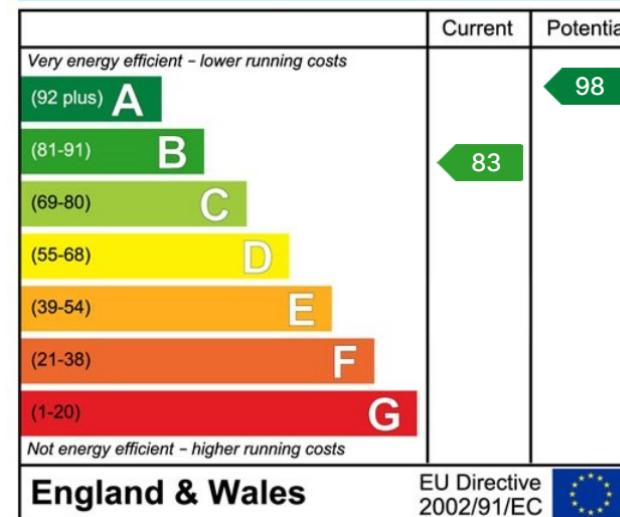
Total floor area: 58.5 sq.m. (630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Beautifully presented townhouse built by Linden Homes
- Stylish open-plan kitchen, dining, and living area
- French doors opening onto a well-maintained south facing rear garden
- Downstairs WC and useful hallway storage cupboard
- Sought-after Pocklington location with excellent local amenities and transport links
- Two double bedrooms
- Modern kitchen with fitted units and integrated oven & hob
- Two allocated off-street parking spaces to the front
- Enclosed rear garden with lawn, patio, planted borders & timber shed
- Quote RL0918 when calling to enquire about this property



Energy Efficiency Rating



ROB LETTS

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