



ROB LETTS

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Pratt Croft, Pocklington

Guide Price £280,000

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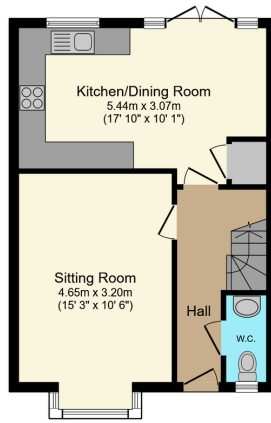
Situated on a modern development built by Bellway in 2021, this immaculately presented three-bedroom semi-detached home offers stylish and practical living in the heart of Pocklington.

The property is set back with a block-paved driveway and neat lawn, creating an attractive first impression. Step inside to a welcoming hallway with cloakroom/ W.C., leading into a bright lounge – the perfect place to relax. To the rear, the open-plan kitchen diner spans the full width of the house, fitted with integrated appliances and French doors opening directly onto the garden. The layout is ideal for family life or entertaining, with plenty of natural light and a great flow between indoors and out.

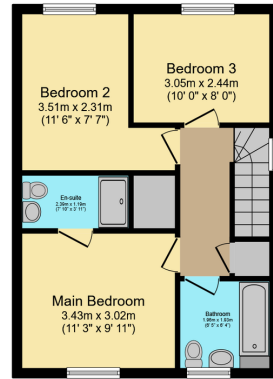
Upstairs, the master bedroom enjoys its own ensuite shower room, complemented by two further bedrooms and a smartly fitted family bathroom. The enclosed rear garden is mainly laid to lawn with a paved patio and side access – a safe and manageable space for children, pets or summer evenings outdoors.

Pocklington is a thriving market town with excellent schools, supermarkets, cafés, restaurants and healthcare. With the stunning Yorkshire Wolds on your doorstep and York, Hull and Leeds all within easy reach, this is a superb opportunity to secure a modern home in a vibrant and well-connected location.





Ground Floor
Floor area 44.9 sq.m. (483 sq.ft.)

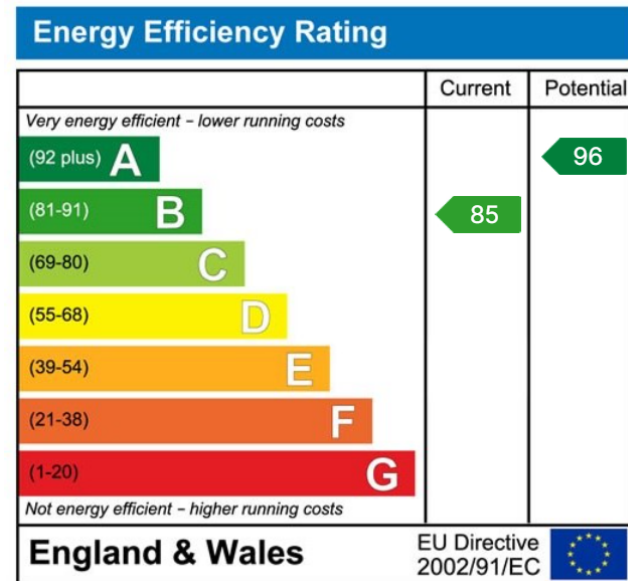


First Floor
Floor area 43.9 sq.m. (472 sq.ft.)

Total floor area: 88.8 sq.m. (955 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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

- Modern semi-detached home built in 2021
- Open-plan kitchen diner with integrated appliances
- Ground floor W/C
- Block-paved driveway providing off-street parking
- Modern Family bathroom
- Three bedrooms, master with en-suite
- Bright lounge with bay window
- Enclosed rear garden with patio and lawn
- Popular development in thriving market town
- Quote RL0918 when calling to book your viewing



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