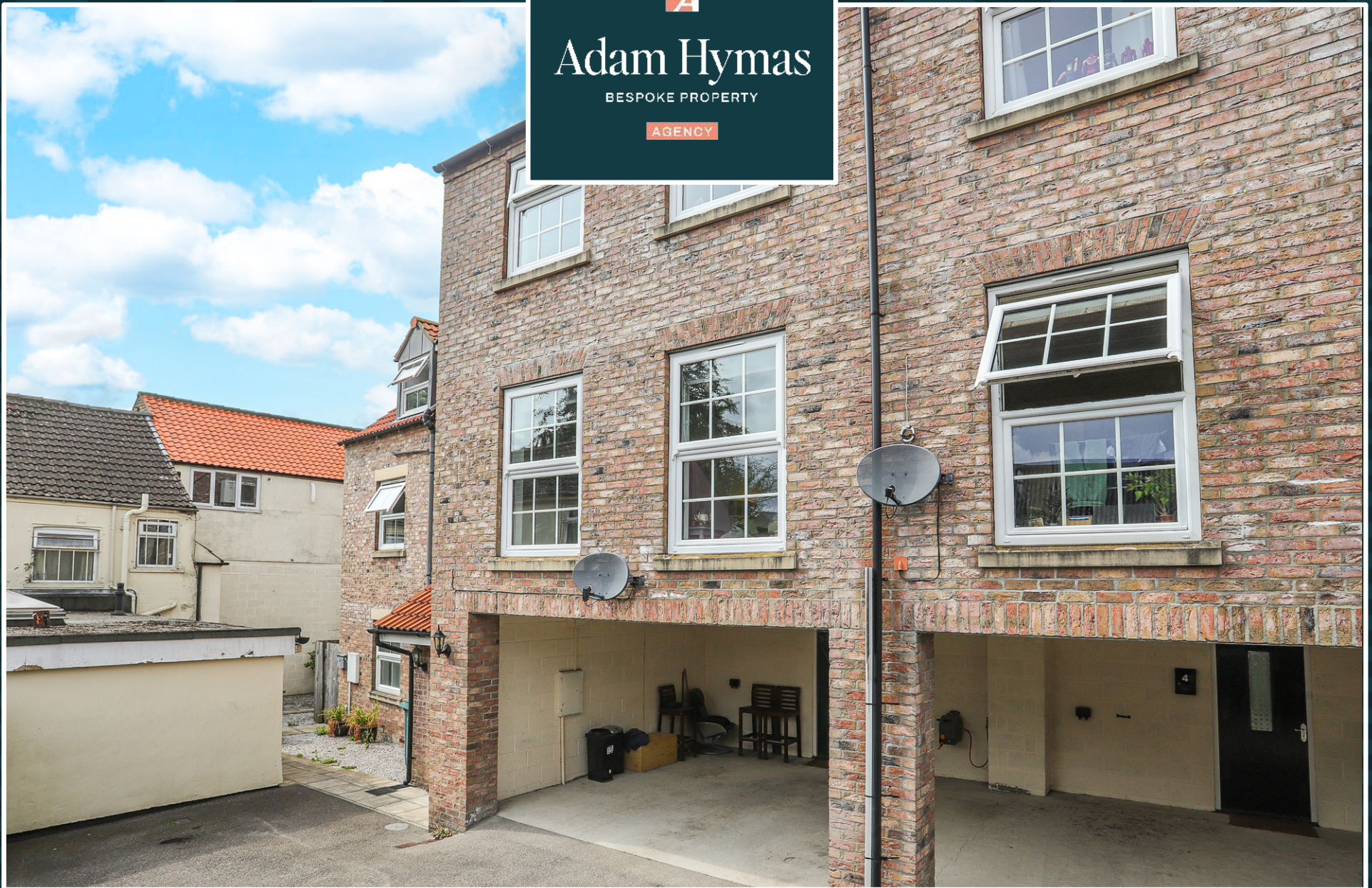




Adam Hymas

BESPOKE PROPERTY

AGENCY



5 Winterton Close, Pocklington, Pocklington, YO42 2FA

# Property Description

Bespoke Property Agency welcomes to the market a fantastic town centre three bedroom property with a double carport for parking.

The property is laid out over three floors and is fitted with a modern air source central heating system and double glazing.

This property briefly comprises an entrance hall, guest WC, a spacious living room, a well-equipped kitchen with an array of integrated appliances, three excellent-sized bedrooms and a family bathroom suite.

This property is likely to appeal to a wide range of buyers, from first-time buyers to property investors. Urgent viewings are highly recommended to avoid disappointment.

Please note, the property is freehold, however, the car-port is not included with the property. Please contact us for further clarification on this or please seek additional independent legal advice.



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Modern townhouse

Close to the town centre

Lounge and Dining kitchen

Excellent first time buyers home



## Location

5 Winterton Close, Pocklington, Pocklington,  
East Riding Of Yorkshire, YO42 2FA

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.



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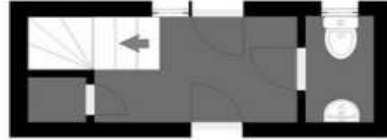
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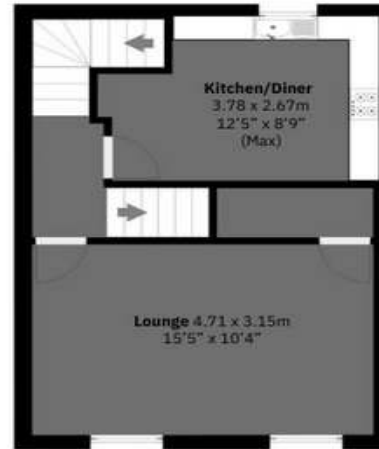
# 5 Winterton Close, Pocklington, YO42 2FA

Gross Internal Area: 72m<sup>2</sup> (772ft<sup>2</sup>)



## Ground Floor

Gross Internal Area: 7.8m<sup>2</sup>  
(84ft<sup>2</sup>)



## First Floor

Gross Internal Area: 32m<sup>2</sup>  
(344ft<sup>2</sup>)



## Second Floor

Gross Internal Area: 32m<sup>2</sup>  
(344ft<sup>2</sup>)

All measurements are approximated for purposes only and should be independently verified.  
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### Entrance Porch

Window to rear aspect, door to front aspect, door to rear aspect, vinyl flooring, under stairs storage cupboard

### Guest W/C

W/C, wash hand basin, window to rear aspect, radiator

### Lounge

4.71 x 3.15 m

Positioned on the first floor, carpet flooring, x2 windows to front aspect, storage/airing cupboard cupboard, heat pump tank in cupboard, tv point,

### Kitchen

2.67 x 3.78 m

Vinyl flooring, wall and base units, sink drainer, tiled splash backs, integrated appliances; fridge, dishwasher, electric oven, electric hob, extractor hood, window to rear aspect, plumbing for washing machine, spotlights, radiator.

### Landing

window to rear aspect, carpet flooring, radiator, loft hatch access

### Bedroom One

2.65 x 3.15 m

Double in size, window to front aspect, built in wardrobes, radiator, carpet flooring

### Bedroom Two

2.66 x 2.69 m

Double in size, window to rear aspect, built-in wardrobes, radiator, carpet flooring

### Bedroom Three

1.96 x 2.12 m

Single room size, window to front aspect, radiator, carpet flooring, could be used as a work from home office or nursery

### Family Bathroom

Bath, shower over bath, W/C, wash hand basin, towel rad, spotlights, vinyl flooring, extractor fan

### Front of property/ Carport parking

Double carport parking, external water tap



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove 

PRS Property Redress Scheme



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