

HUNTERS[®]

HERE TO GET *you* THERE



Robson Avenue

Pocklington, York, YO42 2TS

£230,000



Council Tax:



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ENTRANCE HALL

The front door opens into the entrance hall with stairs to the first floor landing, laminate flooring, storage cupboard housing wall mounted boiler, a radiator and doors to:

KITCHEN DINER

6'5" x 14'11" (1.96 x 4.55)

Fitted with a modern range of base and wall units incorporating integral appliances to include single stainless steel sink, oven and gas hob with extractor unit over, plus space and plumbing for a washing machine as well as space for a free standing fridge/freezer. With a window to the front aspect, laminate flooring and a radiator.

LOUNGE

8'9" x 13'4" (2.67 x 4.06)

With a window to the rear aspect, laminate flooring, a radiator and double doors which open to the rear garden.

CLOAKROOM

2'9" x 5'5" (0.84 x 1.65)

Fitted with a two piece suite comprising WC and hand basin, with vinyl flooring and a radiator.

FIRST FLOOR LANDING

With a window to the side elevation, a door leading to the second floor stairs and further doors to:

BEDROOM TWO

9'1" x 13'4" (2.77 x 4.06)

With a window to the rear elevation and a radiator.

BEDROOM THREE

6'5" x 7'10" (1.96 x 2.39)

With a window to the front elevation and a radiator.

BATHROOM

6'4" x 6'6" (1.93 x 1.98)

Fitted with a white three piece suite comprising WC, hand basin and bath with shower attachment. With vinyl flooring, partly tiled walls and a radiator.

STAIRS TO SECOND FLOOR

The first floor landing continues to the front of the property with a window to the front elevation and a radiator, with stairs leading to:

MASTER BEDROOM

9'11" x 13'7" (3.02 x 4.14)

With a window to the front elevation, a radiator and door to:

ENSUITE

4'7" x 9'4" (1.4 x 2.84)

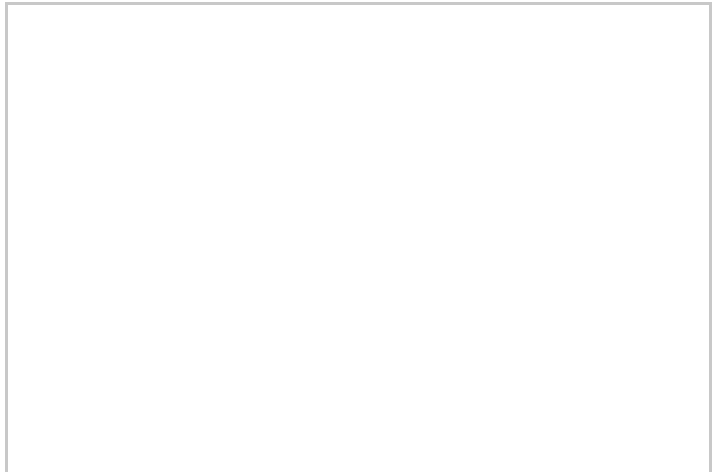
Fitted with a white two piece suite comprising WC and hand basin plus shower cubicle. With skylight, vinyl flooring and a radiator.

OUTSIDE

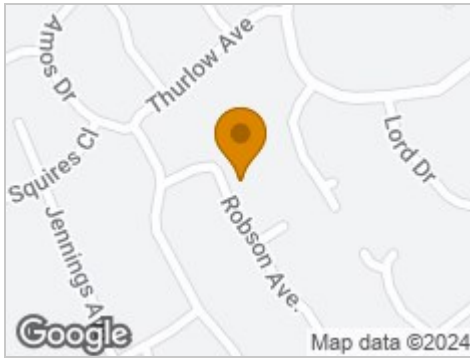
To the front of the property is a driveway providing off road parking, with paved walkway leading to the front entrance door, outside tap and side gate opening to the rear garden. The enclosed rear garden has an area of artificial lawn with gravelled borders and fencing to the boundaries.

SERVICES & APPLIANCES

Hunters have not tested the equipment, services or heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.



Road Map



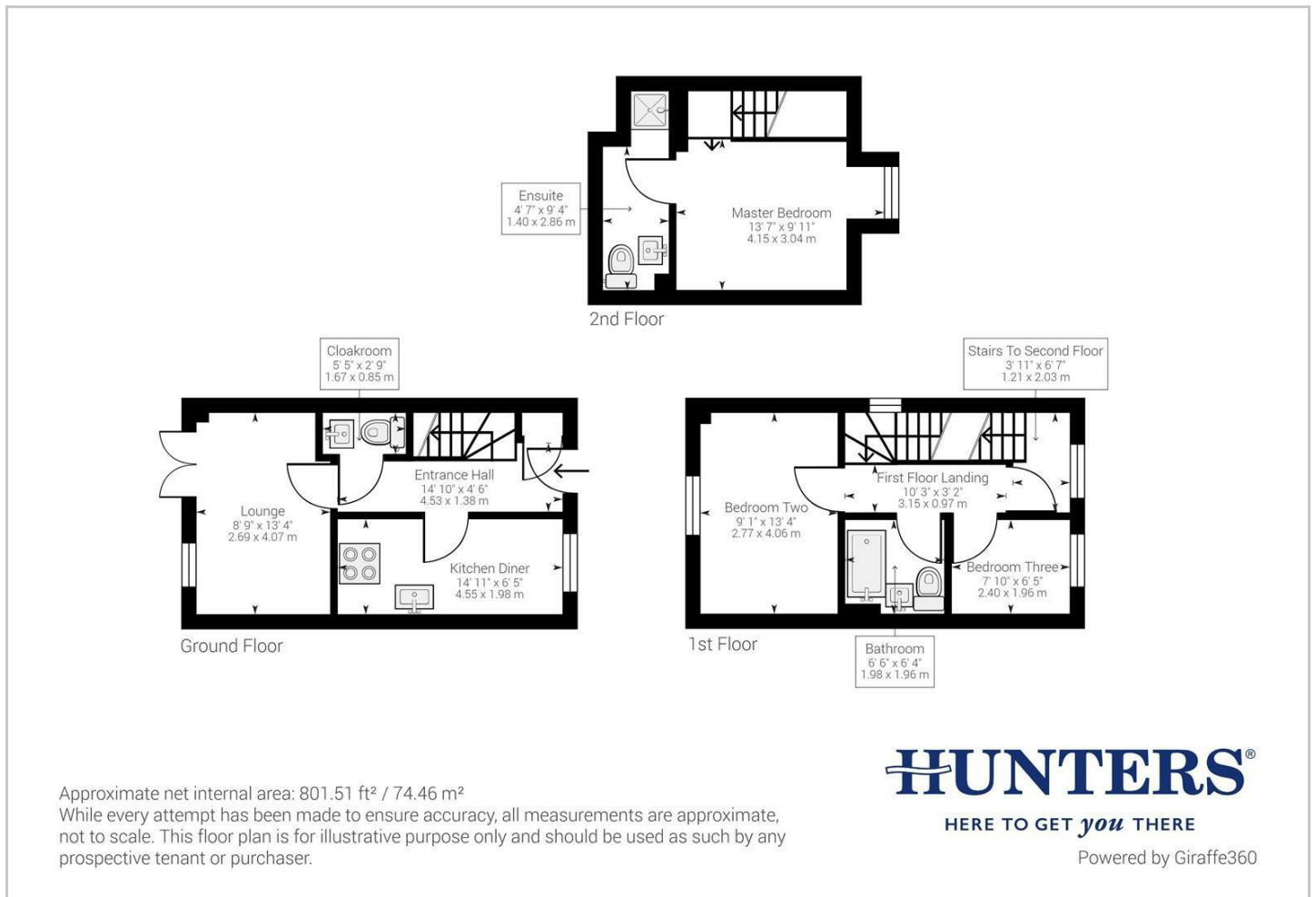
Hybrid Map



Terrain Map



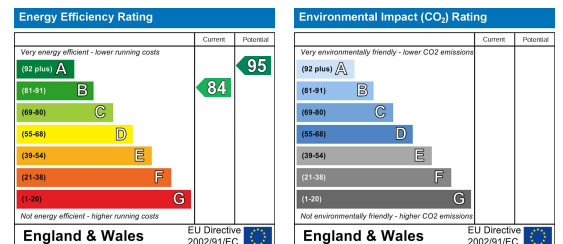
Floor Plan



Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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