



## Strother Close, Pocklington, York, YO42 2GR

- SOUGHT AFTER LOCATION
- OVERLOOKING BURNBY HALL GARDENS
- INTEGRAL DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES
- ENSUITE
- UTILITY ROOM

**£459,950**





# Strother Close, Pocklington, York, YO42 2GR

## DESCRIPTION

A fabulous, four bedroom detached home in a sought after location backing on to the picturesque Burnby Hall Gardens.

Upon entering the property you have an entrance hall with downstairs W.C. There is a spacious sitting room with a large bay window allowing in plenty of light as well as a feature fireplace creating a focal point to the room.

The sitting room has double doors leading through to a second reception room to the rear of the property with patio doors out to the rear garden.

The kitchen features a range of base and wall units and integrated appliances. the kitchen leads through to a dining area which in turn leads to a conservatory with doors leading out to the rear garden.

The ground floor is completed by a utility room with further units and space and plumbing for a washing machine, the utility gives access to an understairs storage cupboard as well as the integral double garage.

To the first floor you have four bedrooms, each with fitted wardrobes and the main with an ensuite shower room. The family bathroom comprises a sink, W.C, bath and walk in shower cubicle.

Externally the property has a driveway allowing for parking of multiple vehicles and leading to the double garage there is also a lawned front garden. To the rear you have a private garden, largely laid to lawn with a patio seating area.

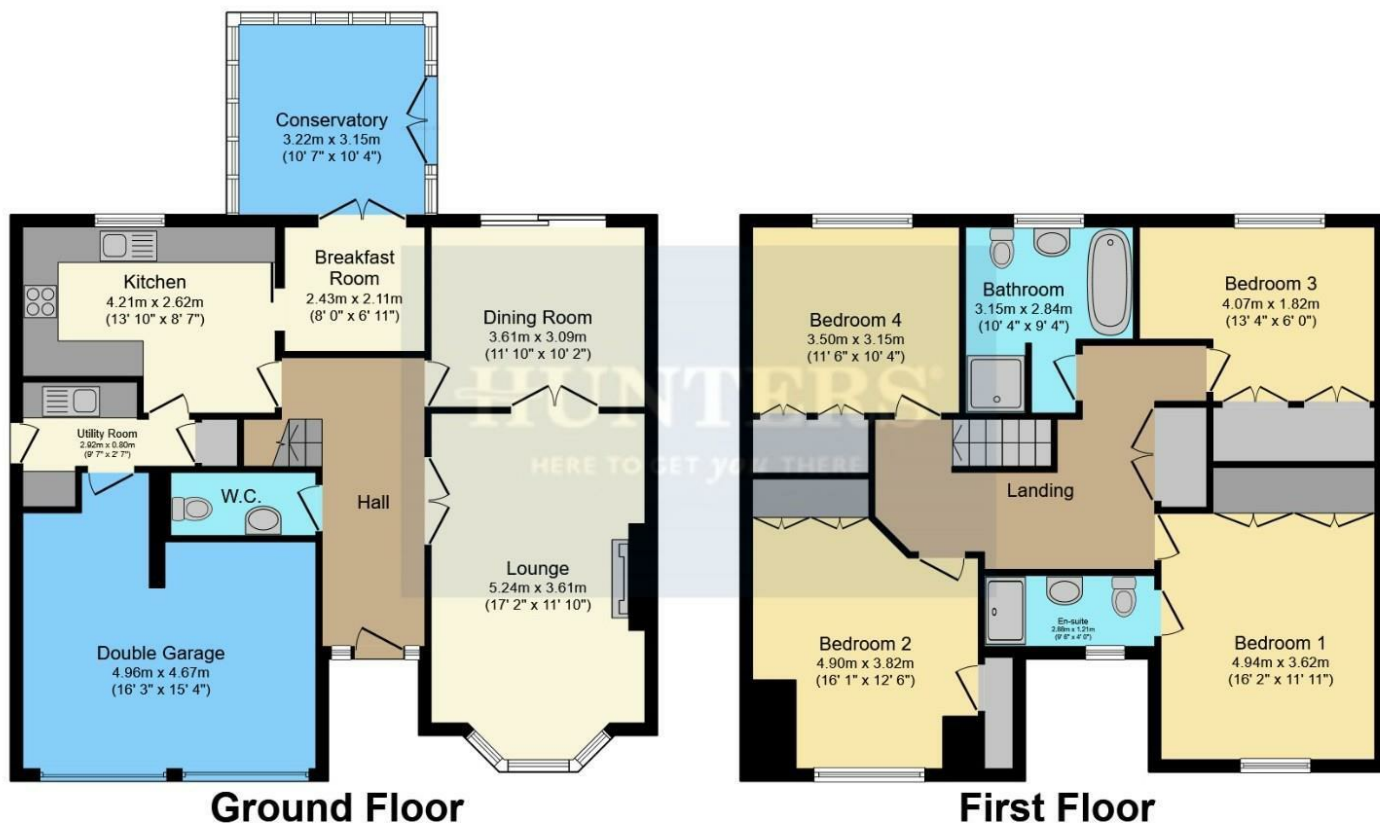
Viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 192.2 m<sup>2</sup> (2,069 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

**Viewings**

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

