

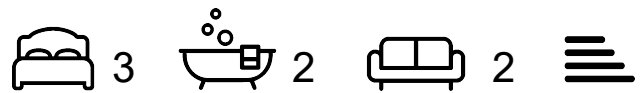
HUNTERS[®]

HERE TO GET *you* THERE



Pockley, York, YO62 7TE

Asking Price £570,000



Council Tax: G



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Entrance hall

Front door leads into a spacious hallway with stairs leading to the first floor and doors opening to;

Sitting room

This comfortable room has an open grate fireplace with a stone surround and tiled hearth. Exposed beams to the ceiling give the room a very homely feel with French Windows opening out onto the rear patio and garden.

Snug

With exposed beams to the ceiling this room is versatile and could be used for different purposes.

Bathroom

Ground floor bathroom comprise; bath, low level W/C, wash hand basin and an extractor fan.

Utility room

With base units and plumbing for a washing machine and space for a tumble dryer with a door opening to the garden.

Kitchen/diner

This large room is positioned to the rear of the property with beautiful views over open farmland and the moors. There is a vaulted ceiling with exposed beams, a range of solid oak wall and base units with matching work tops, integral electric double oven and electric hob with extractor fan and hood. Sink unit and dishwasher, wine rack and a window to the rear elevation. There is a dining area for a table and eight chairs and French windows opening onto the patio and rear garden.

First floor

Stairs lead to the first floor galleried landing area with a window to the rear elevation and doors opening to;

Master bedroom

This double bedroom is situated to the rear of the property with fitted bedroom furniture and wardrobes. Windows to the side and rear with views over open farmland.

Bedroom two

Double bedroom positioned to the front of the property has a window overlooking the front garden.

Bedroom three

Single bedroom positioned to the front of the property overlooking the front garden.

Main bathroom

Four piece bathroom suite comprise; corner bath, low level W/C, wash hand basin, bidet, shower cubicle and window to rear elevation.

Outside

Front garden has a set paved driveway offering off street parking for multiple vehicles in turn leading to the garage. There is also a pathway to the front door which in turn leads round to the back of the property. The front, side and rear are mainly set to lawn with some flower beds, a pond, vegetable patch and greenhouse. The oil tank is to the side of the garage and the property has a mixture of fence and hedge to mark the perimeter.

Garage

Brick built garage has an electric up & over door and houses the boiler. There is power, light and a pedestrian door to the rear of the garage.

Tel: 01904 621026



Road Map



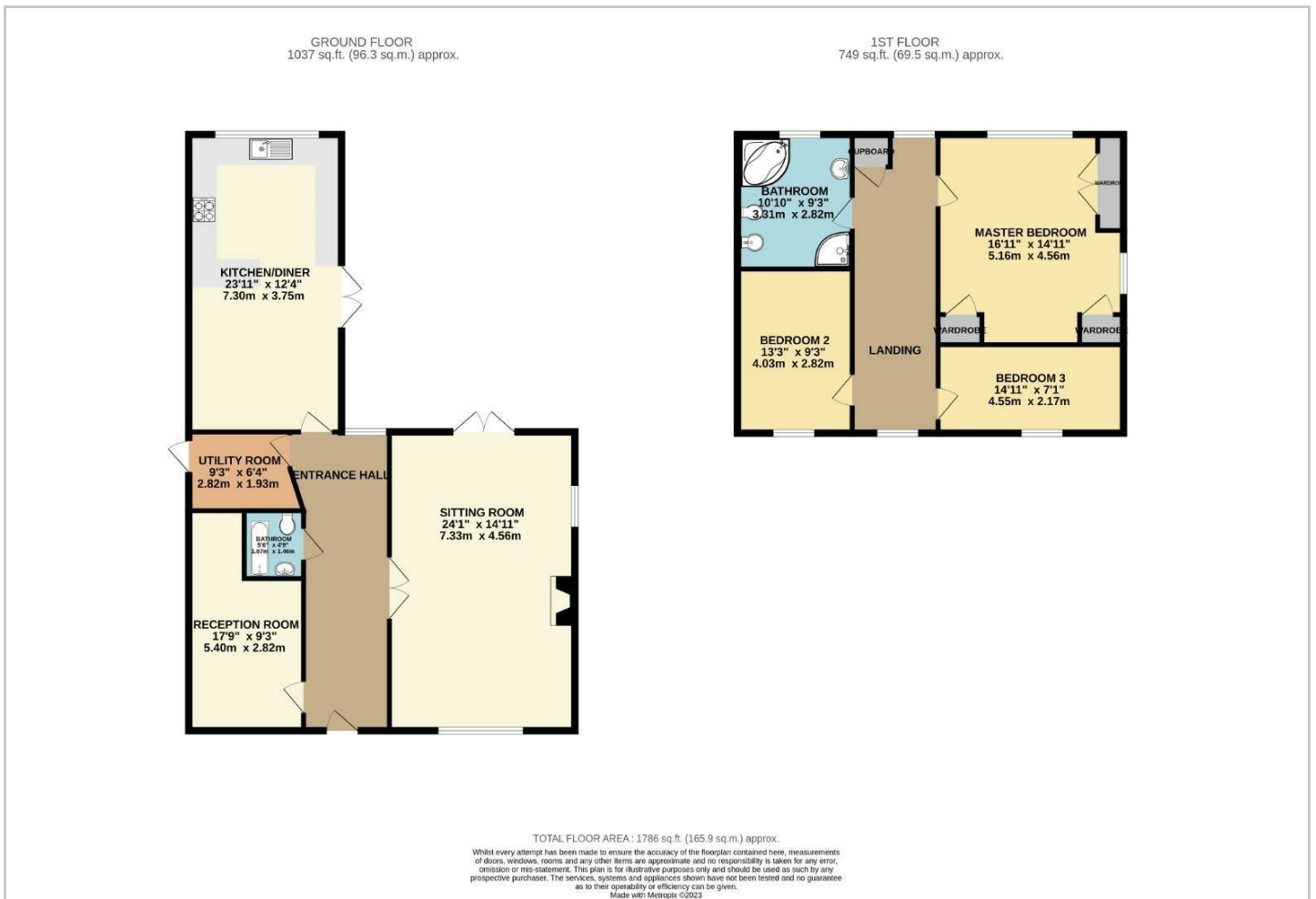
Hybrid Map



Terrain Map



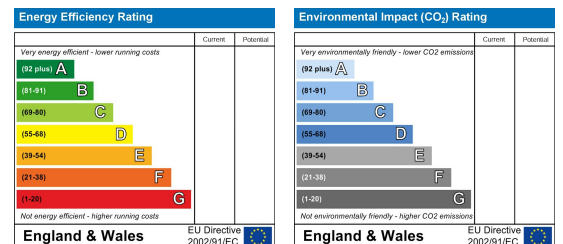
Floor Plan



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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