



Grainger Drive, Pocklington, York, YO42 2ST

- PARKING FOR TWO CARS
- ENSUITE
- COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED
- KITCHEN DINER
- EPC RATING B

Offers Over £235,000



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DESCRIPTION

A beautifully presented three bedroom townhouse on a popular Persimmon development just off The Mile in a sought after market town. Upon entering the property you have an entrance hall with ground floor W.C off it. The lounge is found to the front of the property and leads through to the kitchen diner at the rear. The kitchen area has a range of base and wall units, space and plumbing for white goods and patio doors leading out to the rear garden.

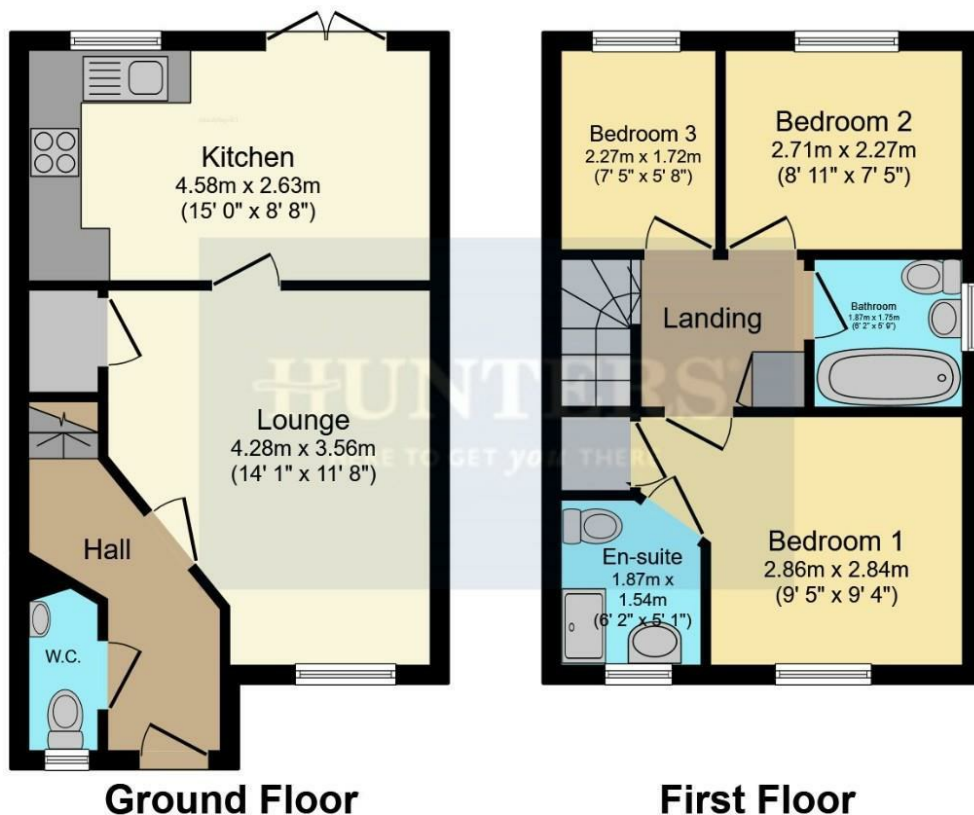
To the first floor you have three bedrooms, the main of which has an ensuite shower room. The family bathroom completes the internal accommodation with sink, W.C and bath.

Externally the property has off street parking for two cars to the front, to the rear is an enclosed garden with extended patio seating area and timber shed for storage.

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







Total floor area 66.3 m² (714 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

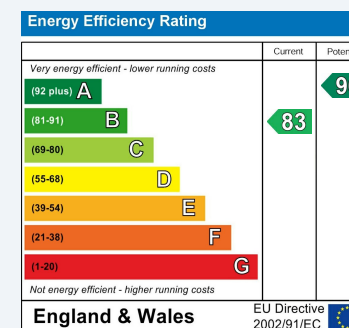
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.