



## Overend Avenue, Pocklington, York, YO42 2FS

- Detached Family Home
- Close to Local Amenities
- Kitchen Diner
- Garage
- Ground Floor W.C
- Council Tax Band D

**£300,000**



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## DESCRIPTION

A beautifully presented, three bedroom detached home in a popular residential location offering convenient access to a range of local amenities and sitting in an enviable position on the edge of the development.

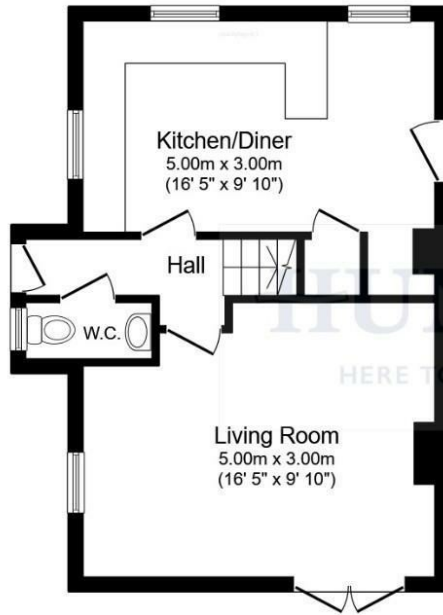
Upon entering the property there is an entrance hall with W.C and stairs leading to the first floor. The kitchen diner has a range of base and wall units with integrated appliances and space for a dining table and chairs. There is also a useful understairs storage cupboard and an external door leading out to the driveway. The rest of the ground floor is made up of the bright and airy living room with media wall and attractive fireplace, patio doors lead out to the rear garden.

To the first floor there are three bedrooms, the main with fitted wardrobes, and three-piece family bathroom.

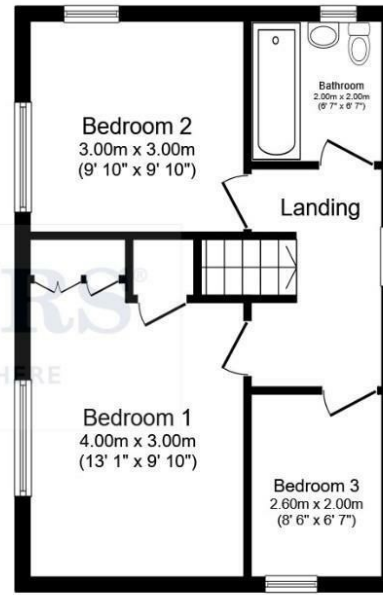
Externally there is a gated driveway leading to the detached garage, the low maintenance walled rear garden has artificial grass and patio seating areas.







**Ground Floor**



**First Floor**

Total floor area 80.4 sq.m. (865 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](http://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>                          |                         | 94        |
| (81-91) <b>B</b>                            | 82                      |           |
| (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.

**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.