



Payton Close, Pocklington, York, YO42 2NB

- Prime School Catchment
- Recently Renovated
- Four Bedrooms
- Garage
- Close To Local Amenities
- Council Tax Band C

£270,000



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DESCRIPTION

A well presented 4 bedroom Townhouse located just outside Pocklington's charming Town Centre. The property benefits from being located centrally for Pocklington's infant, junior and secondary school.

On entering the property you have a hallway with well thought out storage. Off the hallway you have a downstairs W.C and access into the garage. At the back of the property is the well presented kitchen diner that is filled with light from the patio doors.

On the first floor there is the lounge that is filled with natural light from the two windows. The first floor is finished off by the primary bedroom which benefits from built in wardrobes and en-suite featuring twin sinks, toilet and walk in shower.

The second floor is where the three remaining bedrooms are found, one of which is currently used as a home office. The four piece family bathroom concludes the inside of the property.

The south facing garden has been levelled and is accessible via a back gate. The front of the property benefits from parking for two cars.







Total floor area 96.9 m² (1,043 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).

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Viewings

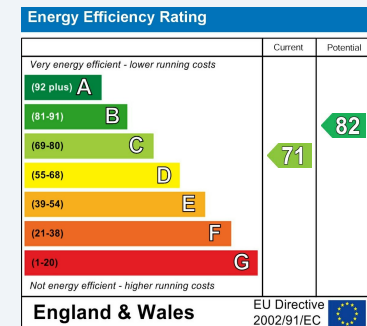
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.