



## Skinner Row, Pocklington, York, YO42 2TB

- Open Plan Living
- Downstairs W.C
- Low Maintenance Garden
- Well Finished Property
- Parking For Two Cars
- Council Tax Band C

£225,000

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# Skinner Row, Pocklington, York, YO42 2TB

## DESCRIPTION

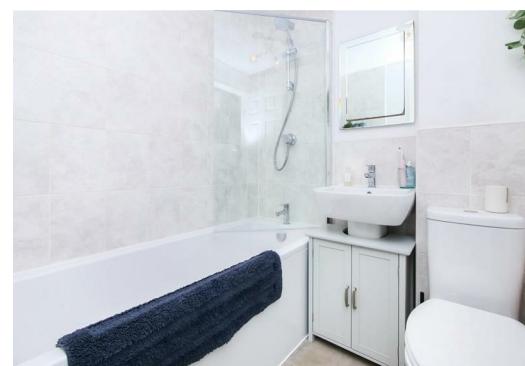
A well-presented and carefully maintained three-bedroom end-terrace home situated in the popular market town of Pocklington. This property offers practical and welcoming accommodation, ideal for a range of buyers and ready to move into.

The ground floor features an inviting open-plan living area designed to create a bright and sociable space. The modern kitchen includes a breakfast bar and ample worktop space, flowing seamlessly into the living and dining area—an arrangement well suited to everyday family life. Tasteful finishes throughout add to the sense of quality, while the staircase benefits from attractive wood panelling that provides a distinctive focal point.

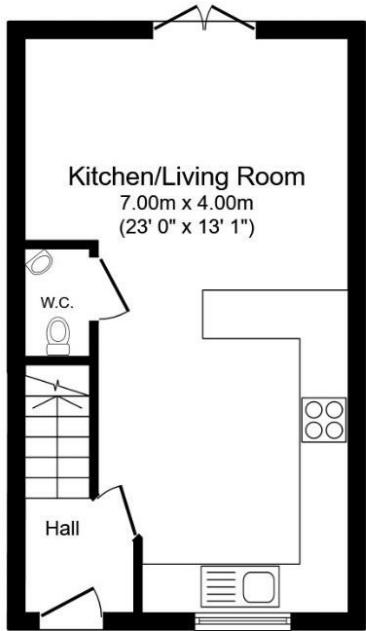
The first floor offers a double bedroom and a single bedroom, while the second floor provides a spacious primary bedroom, currently suited for use as a guest room or home office. The layout has been arranged to maximize natural light and functionality, ensuring an enjoyable living environment for all.

Outside, the property enjoys a low-maintenance rear garden, offering a pleasant space for relaxation without the demands of extensive upkeep. To the front, parking for two vehicles provides convenient and secure off-street provision.

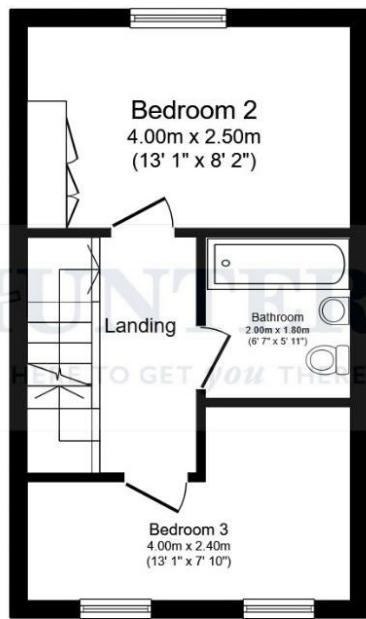
Skinner Row is well placed for access to Pocklington's excellent local amenities, including schools, shops, parks, and transport links, while also offering easy reach to the wider York area. This appealing home offers the chance to settle in a sought-after and picturesque market town.



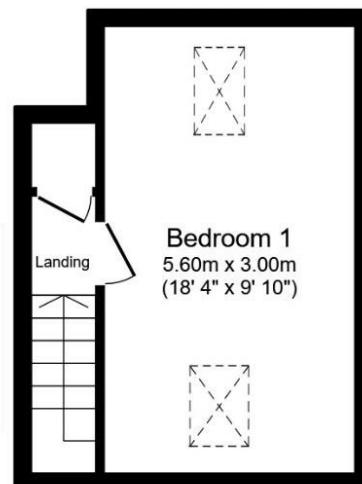




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 77.8 sq.m. (837 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)	A		97
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.