

## Grainger Drive, Pocklington, York, YO42 2ST

- SOUGHT AFTER DEVELOPMENT
- HOME GYM/GARDEN ROOM
- KITCHEN DINER
- EPC RATING B
- CLOSE TO LOCAL SCHOOLS
- GARAGE
- UTILITY ROOM
- COUNCIL TAX BAND E

**Guide Price £350,000**





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## DESCRIPTION

A beautifully presented, four bedroom detached home in a popular modern development just off The Mile in Pocklington.

Upon entering the property you have an entrance hall with the ground floor W.C and useful understairs storage cupboard.

The lounge is found to the front of the property and is filled with natural light from the large window, a built in media wall with fire creates a focal point to the room.

To the rear of the ground floor you have the fabulous kitchen diner. The kitchen enjoys a range of base and wall units with integrated oven, gas hob and extractor fan above. There is also space and plumbing for free standing dishwasher and fridge freezer.

From the kitchen you have a useful utility room with more base units and space and plumbing for a washing machine.

To the first floor you have three bedrooms, the main of which has ensuite shower room with sink, W.C and walk in shower cubicle. The family bathroom is also found on the first floor with sink, W.C and bath.

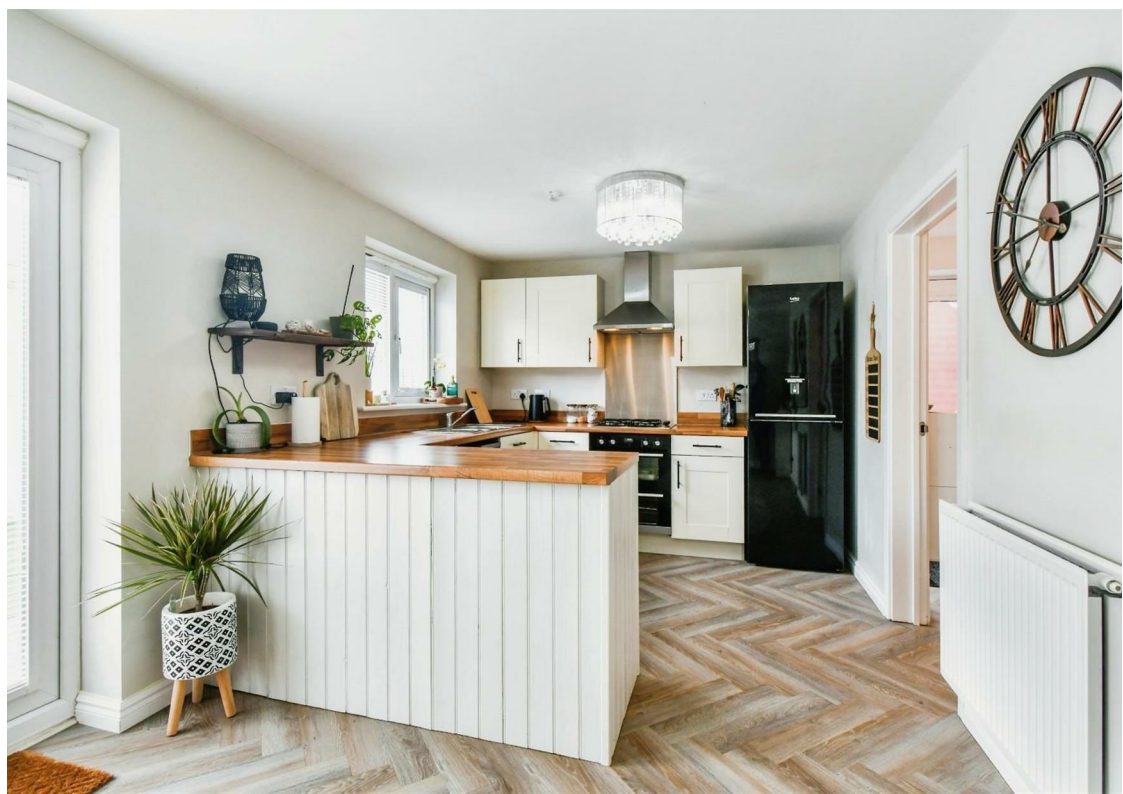
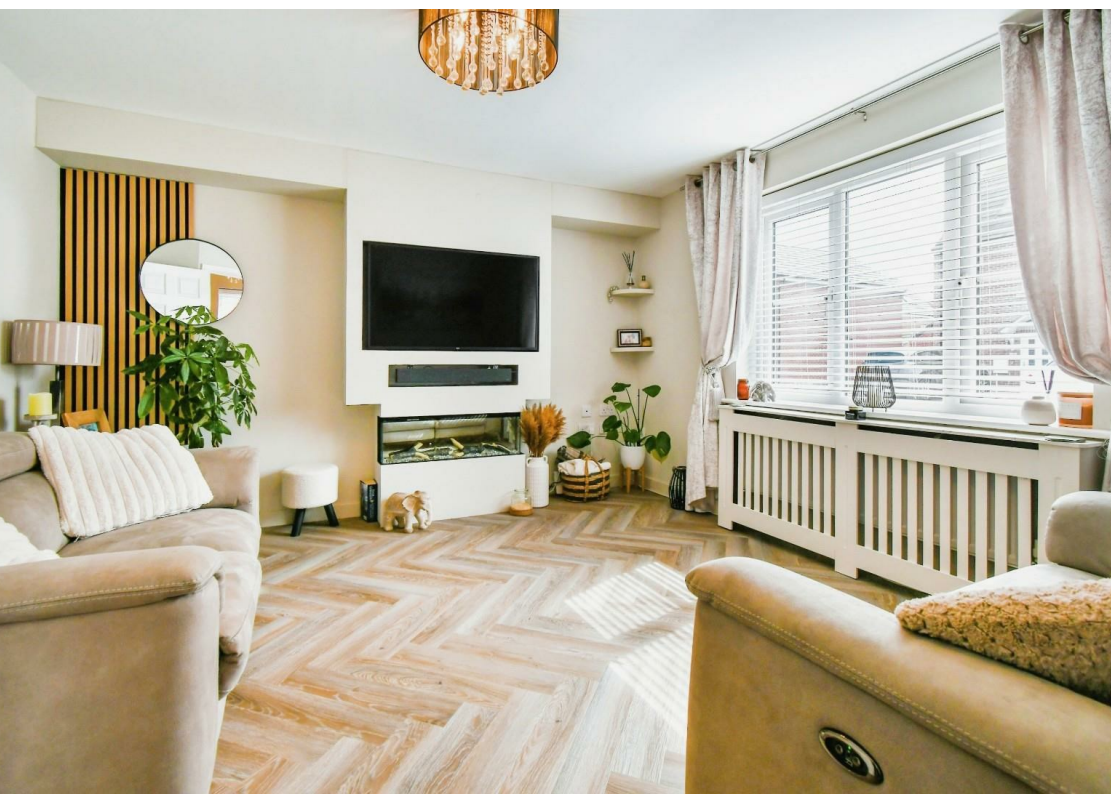
The second floor consists of a fourth bedroom with built in wardrobe and a further ensuite shower room.

Externally the property has a paved driveway to the front providing off street parking, electric car charging port, bin store, shed and leading to the detached garage. There is gated side access leading to the landscaped rear garden. There is also a large, timber built garden room which is currently used as a gym but would be suitable for a variety of different uses.

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











Total floor area 141.5 sq.m. (1,523 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

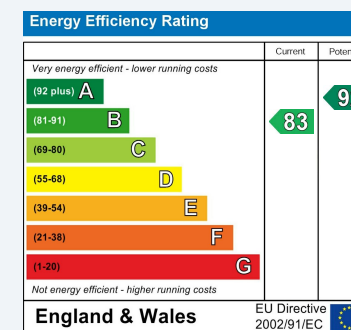
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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