



Davis Court, Church Lane, Pocklington, York, YO42 2BY

- A beautifully presented property in a central location
- Solar Panels
- Parking space
- Living room with panelling to one wall
- Kitchen with appliances and storage
- Cloakroom with w/c and hand basin
- Three double bedrooms, one with a dressing area/storage
- Family bathroom
- Courtyard
- EPC = C

Guide Price £200,000

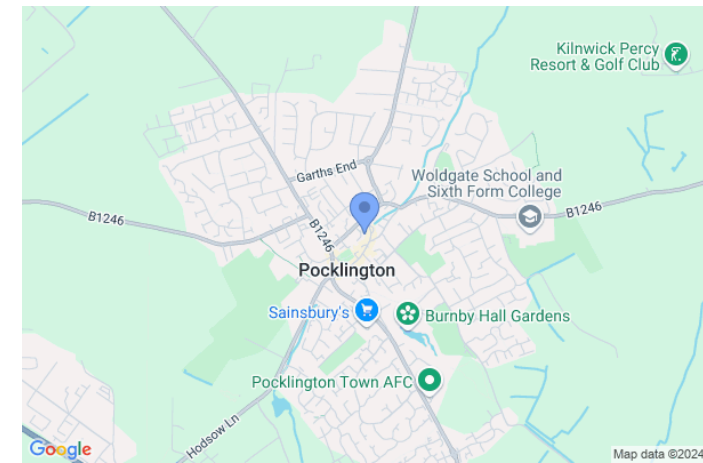
If you are a first time buyer, looking to downsize or are wanting to purchase a property as an investment, then look no further as this delightful three bedroom house could be exactly what you have been waiting for.

The property is located in the heart of Pocklington, so if you like the idea of being close to amenities, then you will not be disappointed. Not only is it ideally positioned but it also has the benefit of its own parking space, a rare commodity for houses in the centre of town. Solar panels have fitted to the roof, a lovely feature especially if you are looking to reduce your bills or live a greener lifestyle.

On entering, you find yourself in the living room which has been fitted with some lovely panelling to one wall, an attractive feature that adds real character. A cloakroom with a w/c and hand basin can be found between the living room and kitchen.

The kitchen is a good size and has been fitted with an L shaped worktop that incorporates a four ring gas hob and a stainless steel sink with drainer. There are various storage cupboards, a single oven and space for a washing machine. A single door gives access to an enclosed patio seating area, where you can sit and enjoy the sun in the summer months. The allocated parking space is beyond, providing quick access to the property.

Moving up the first flight of stairs there are two good sized double bedrooms and a family bathroom comprising bath with shower over, low level w/c, pedestal hand basin and a chrome heated towel rail. The third double bedroom is on the top floor, benefiting from exposed timber beams, a Velux roof light and a dressing/storage area.

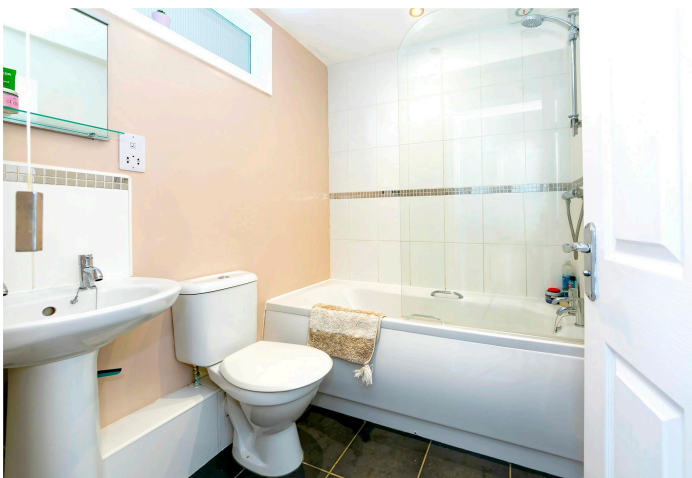
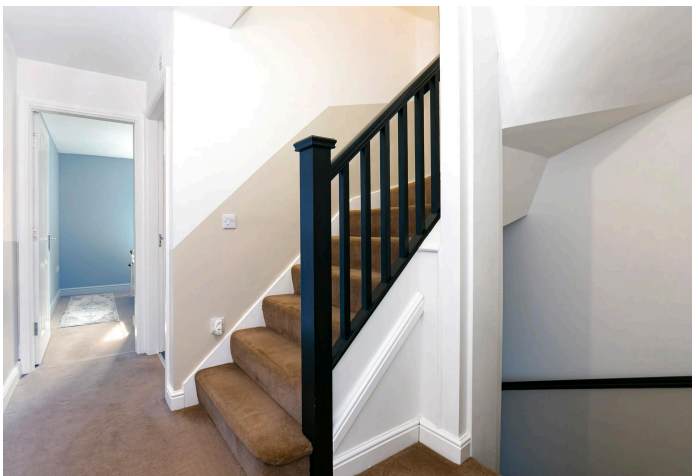




AN ATTRACTIVE THREE BEDROOM HOME IN THE HEART OF POCKLINGTON



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services All mains services



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Reference: 2039



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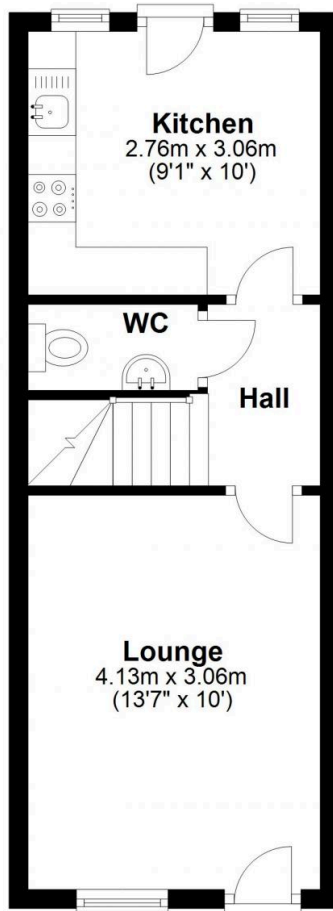


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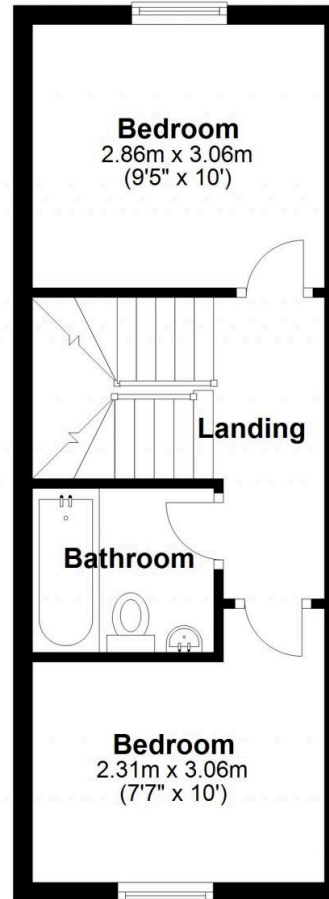
Ground Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



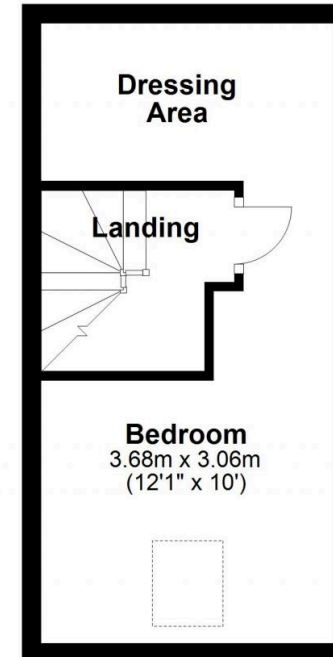
First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Second Floor

Approx. 19.9 sq. metres (213.9 sq. feet)



Total area: approx. 74.9 sq. metres (806.1 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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