

RM
English



Westfield Road, Pocklington, York, YO42 2EZ

- A beautifully presented family home in a highly desirable location • A substantial fully enclosed rear garden which is mainly laid to lawn • Living room with a large window that allows natural light to fill the room • Kitchen with fitted storage and space for a dining table with chairs • Separate utility room • Three bedrooms • Family bathroom • Integral garage • Off street parking for multiple cars • EPC = C

Guide Price £299,950

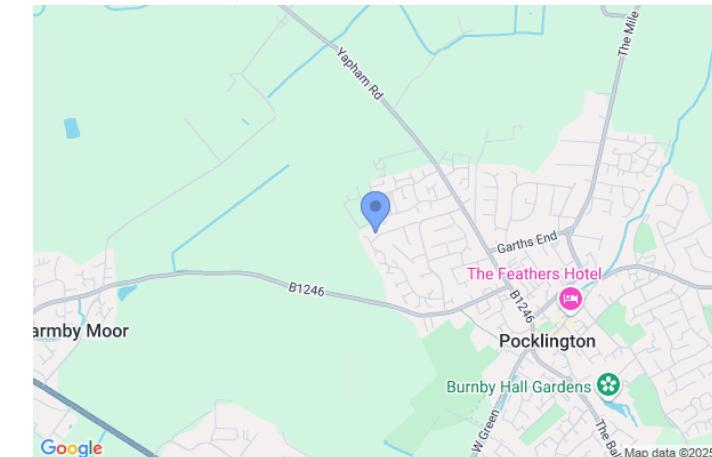
If you are looking to upsize, like the idea of owning a property with a substantial garden and want quick access to the centre of town, then look no further as this delightful three bedroom family home could be exactly what you have been waiting for. The current vendors have maintained the property to a high standard, so if you want to be able to move straight in without carrying out any work then this will surely appeal. Pocklington benefits from a range of eateries, bars, shops, a sports centre, a modern doctors surgery and a bus station which provides a regular service to York, Beverley and Hull.

On entering you will see an inner porch which is perfect for the storage of coats and shoes. The living room is beyond which is both spacious and naturally light as there is a large window to the front of the room. The stairs are located in this room which give access to the first floor.

The kitchen has been fitted with a stone worktop that incorporates a recessed hand basin. There is a freestanding double oven with a four ring hob over, various storage cupboards, space for a dining table with chairs and a set of French doors which open to the rear garden. Off the kitchen you will find a large utility room which provides space for multiple white goods and has two doors off, one opens to the garden whilst the other gives access to the garage.

To the first floor are three bedrooms, two of which have built in storage cupboards. The family bathroom was only fitted in 2023 and comprises of a bath with two shower heads over, hand basin with storage below, w/c and a chrome heated towel rail.

Externally the rear garden is substantial and extremely private as it is enclosed by a timber fence and a mature hedge to three sides, making it perfect if you have young children or pets. There are two patio seating areas, a summer house and two sheds. The garden is primarily laid to lawn with the addition of an established tree. There is an abundance of parking on the block paved drive to the front.

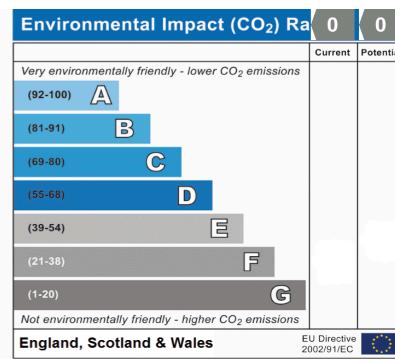
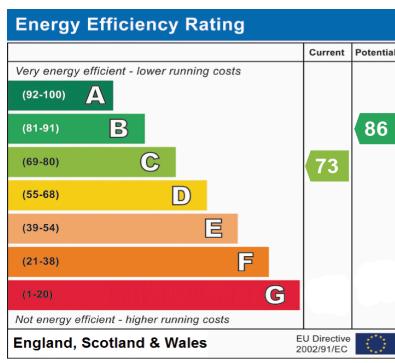




A SUBSTANTIAL REAR GARDEN WHICH IS FULLY ENCLOSED



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Westfield Road, Pocklington, York, YO42 2EZ

Reference: 1729

Offices in York, Pocklington and Market Weighton



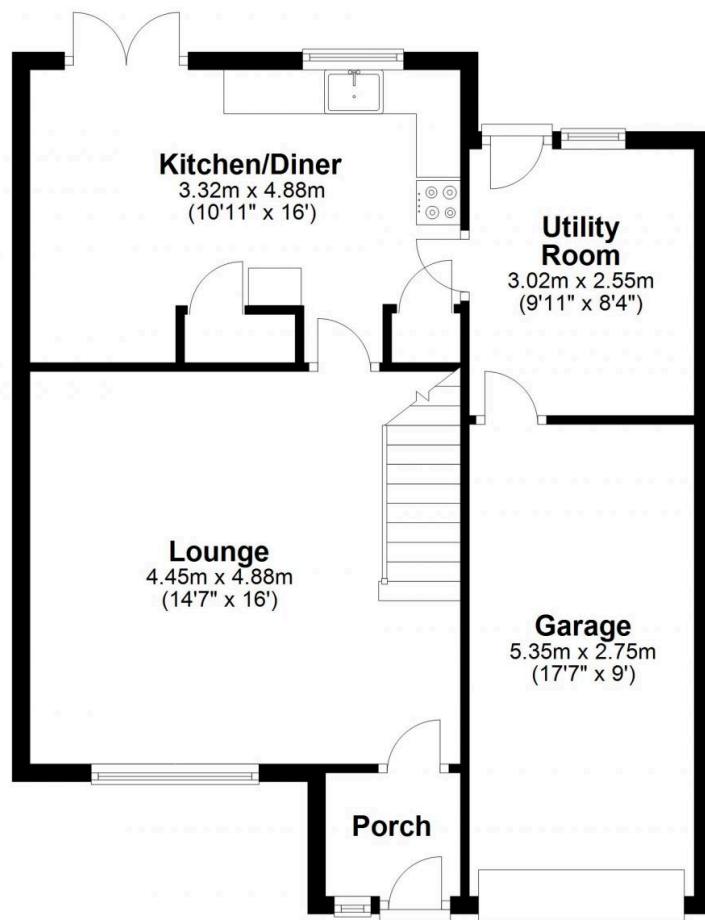
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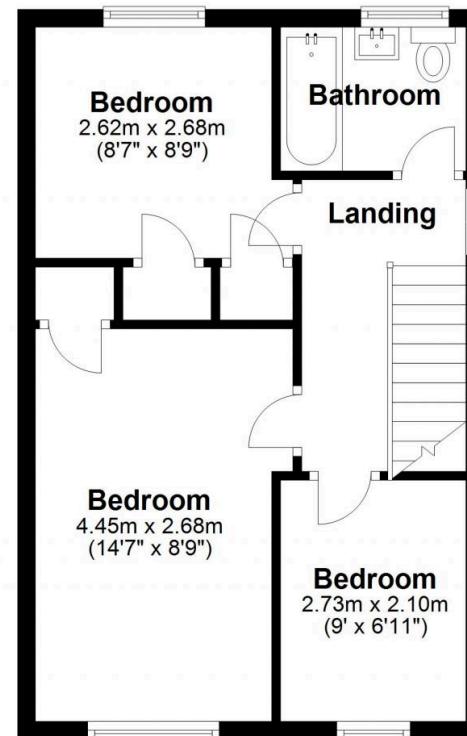
Ground Floor

Approx. 63.1 sq. metres (679.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

42 Westfield Road

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