



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

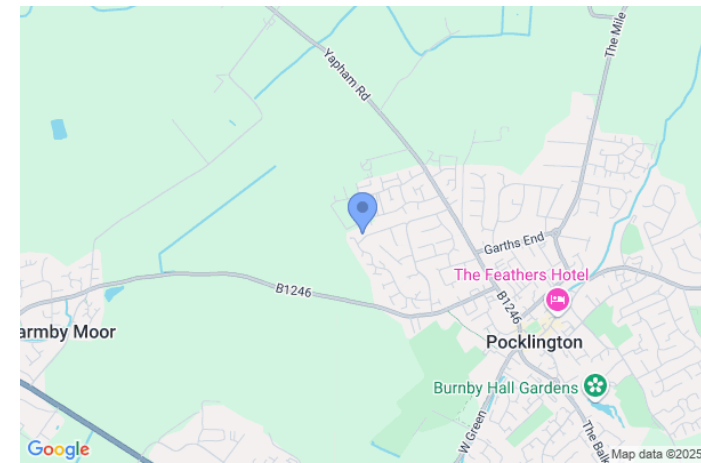
If you are looking to upsize, like the idea of owning a property with a substantial garden and want quick access to the centre of town, then look no further as this delightful three bedroom family home could be exactly what you have been waiting for. The current vendors have maintained the property to 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.

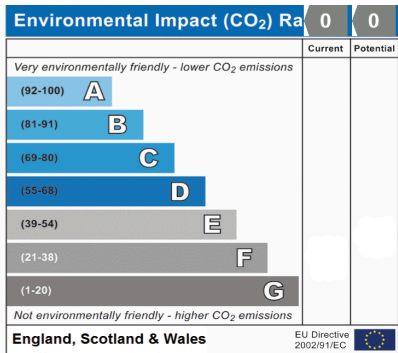
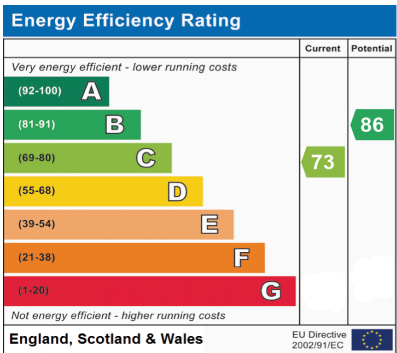




A SUBSTANTIAL REAR GARDEN WHICH IS FULLY ENCLOSED



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



Address: Westfield Road, Pocklington, York, YO42 2EZ
Reference: 1729

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk

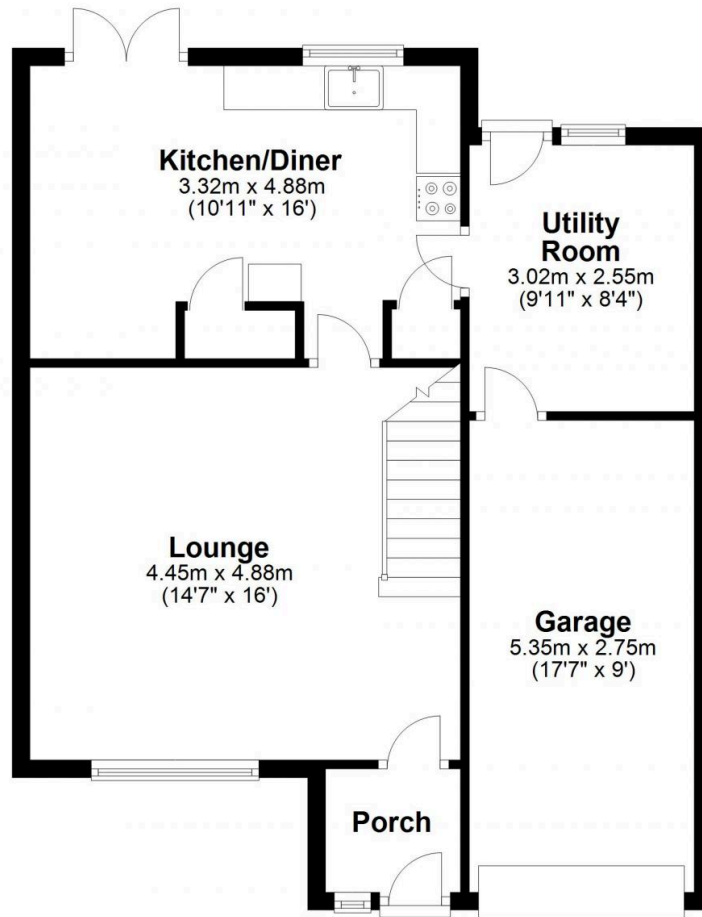


Offices in **York, Pocklington and Market Weighton**

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

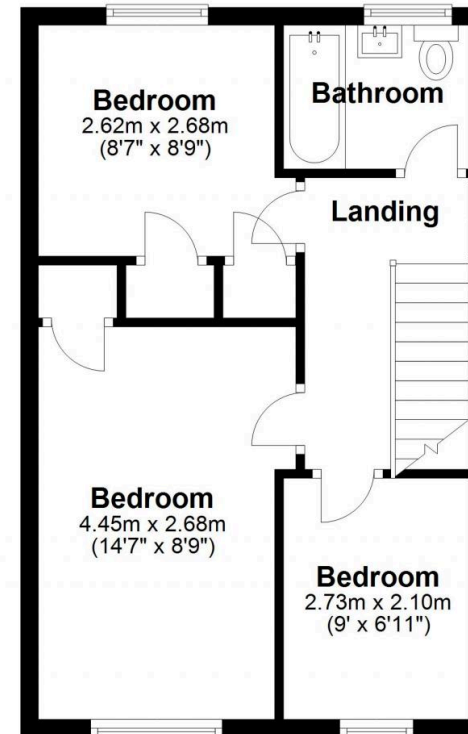
Ground Floor

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

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.