



12 Woldgate View, Pocklington, York, North Yorkshire, YO42 2PS

• No Onward Chain • Two bedroom terraced house • Living room • Kitchen • Two double bedrooms • House bathroom • Enclosed rear garden • Allocated parking space • Council Tax band = A • EPC = C

Guide Price £179,950

Located on a quiet cul-de-sac in the desirable and well serviced market town of Pocklington is this 2 bedroom terraced house. This property presents the ideal opportunity for a first time buyer looking to get on the ladder or an investor looking for their next venture and is offered to the market with the added benefit of no onward chain.

As you enter the property you find yourself in a spacious living room with an electric fireplace to its centre.

The kitchen follows and features a U-shaped worktop with storage above and below comprising a gas hob, electric oven and sink with drainer. There is also space here for a dining table and chairs. Patio doors open into the rear garden and flood the room with natural light.

Upstairs there are two double bedrooms and a house bathroom comprising a bath, w.c and basin.

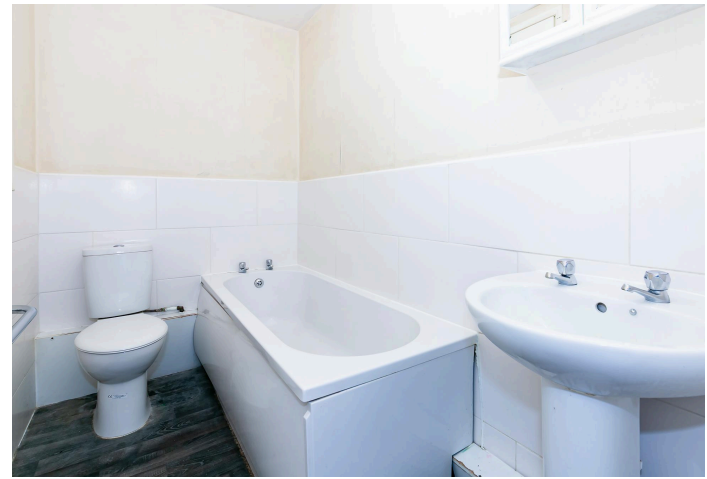
Externally there is an enclosed rear garden primarily laid to lawn, a timber shed and an allocated parking space which has permission for the erection of a garage.

This property is being sold on behalf of a family member of R M English





NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	86
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	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		

Address: 12 Woldgate View, Pocklington, York, North Yorkshire, YO42 2PS
Reference: 2084

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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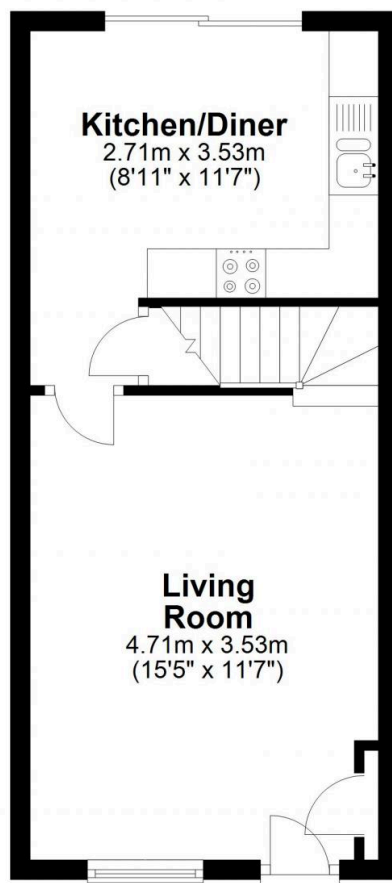


Offices in **York, Pocklington and Market Weighton**

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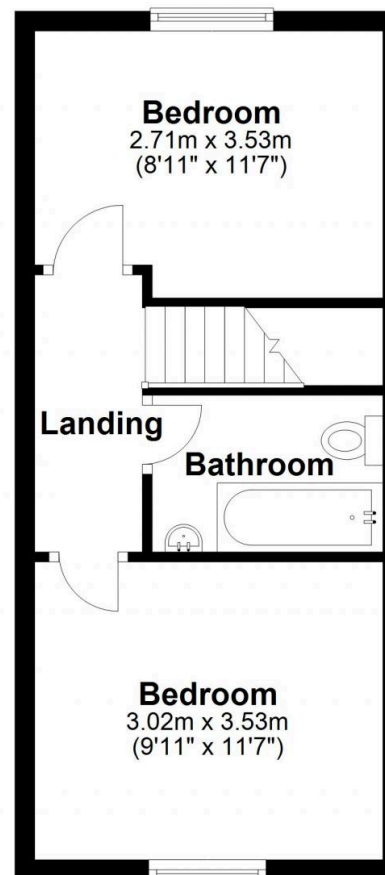
Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 59.1 sq. metres (635.9 sq. feet)

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

12 Woldgate View

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