



**Union Street, Pocklington, York, YO42 2JJ**



- No Onward Chain • An attractive period home in the centre of Pocklington • Kitchen • Dining room with a tiled floor and panelling • Living room with timber flooring an electric fire • Home office/playroom • Two bedrooms • Family bathroom & a separate w/c • Courtyard at the rear • EPC = D

## Guide Price £150,000

Nestled away in the heart of Pocklington is this charming three storey family home. This lovely property is in need of modernisation throughout but boasts original period features and showcases the towns' own brick which is naturally yellow in colour, a lovely feature especially if you are looking for a property with character. The location is perfect for quick access to the bustling market square, independent shops and local amenities. This striking home is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

As you enter the property, you step directly into the dining area which has a terracotta tiled floor, an electric fire with pine surround and panelling throughout. A large central window allows natural light to flood the room.

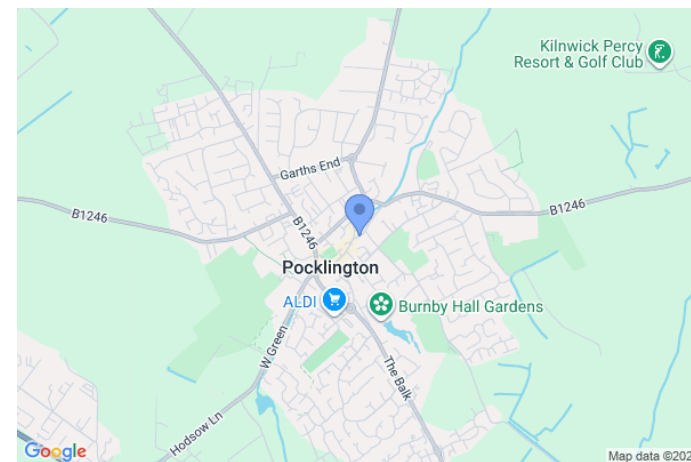
Walking through to the rear of the property, you pass through an archway and into the kitchen on your right. There is a built in oven, stainless steel sink with drainer and space for additional white goods. This kitchen has clever storage solutions and a nice sized window to allow plenty of natural light to enter.

A lovely staircase leads from the dining area to the first floor landing where you will see a w/c straight ahead. To the left you will find a single bedroom, whilst a door immediately adjacent opens into the living room with two large windows, an exposed timber floor, panelled ceiling and electric fire.

The second staircase has a door off which gives access to a small room which is extremely quirky and could be used for a variety of purposes including a playroom, home office or storage space.

The current vendors have installed storage above the stairs to make use of the space on offer. A family bathroom comprising bath, hand basin and w/c can be found straight ahead, whilst the generous master bedroom benefits from a dressing area with built in storage.

To the front of the property you will see a side access with timber gates that leads into a small courtyard. The shared courtyard can also be accessed from the kitchen.





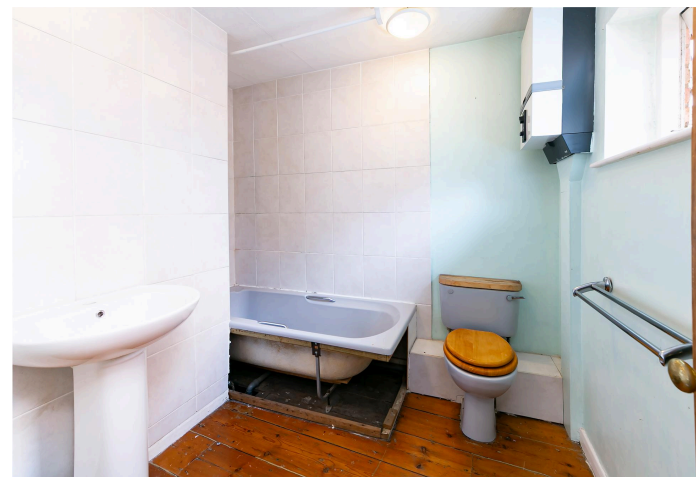
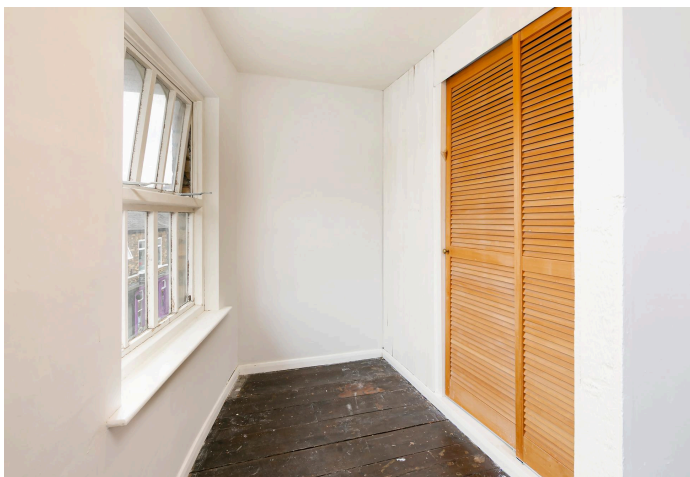
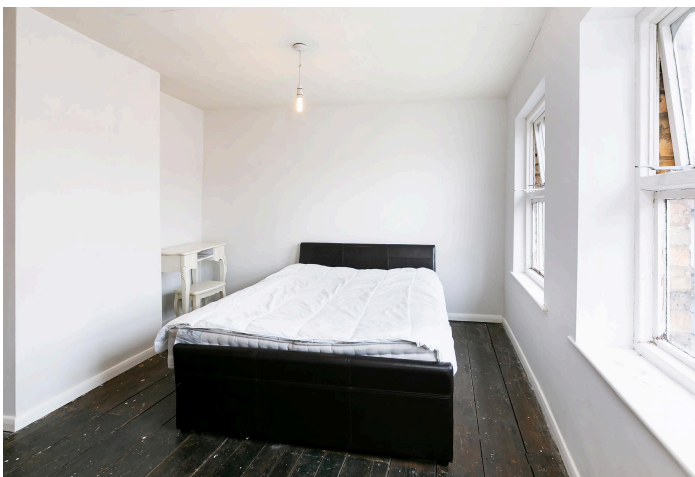
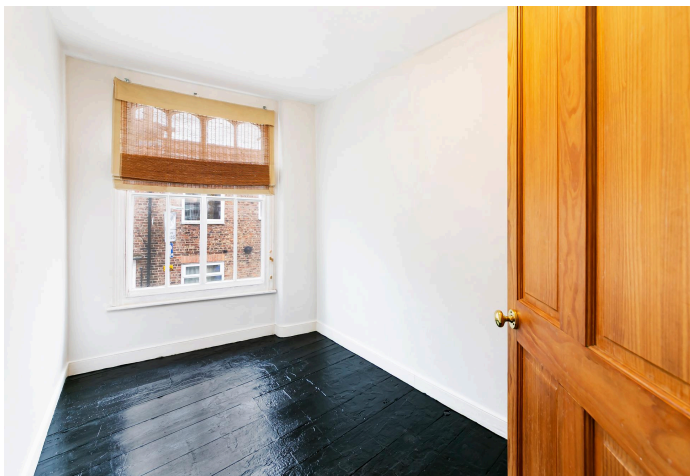
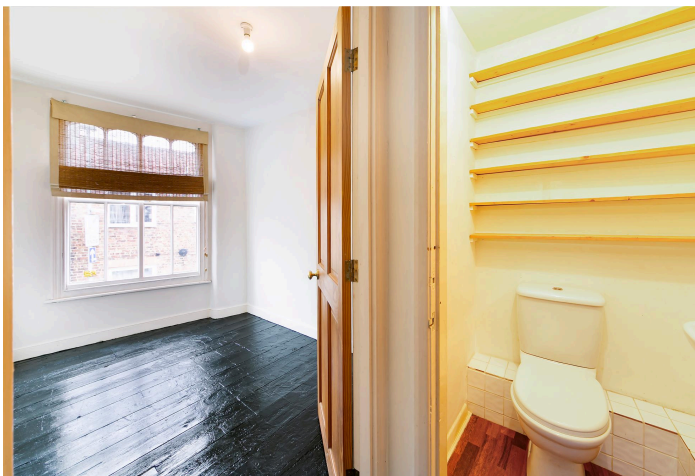
**A LOVELY PERIOD PROPERTY IN THE HEART OF POCKLINGTON WITH NO ONWARD CHAIN**





**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	76

Address:  
Reference: 2406

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

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage.



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

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

**Approx. Gross Internal Floor Area 796 sq. ft / 73.95 sq. m**

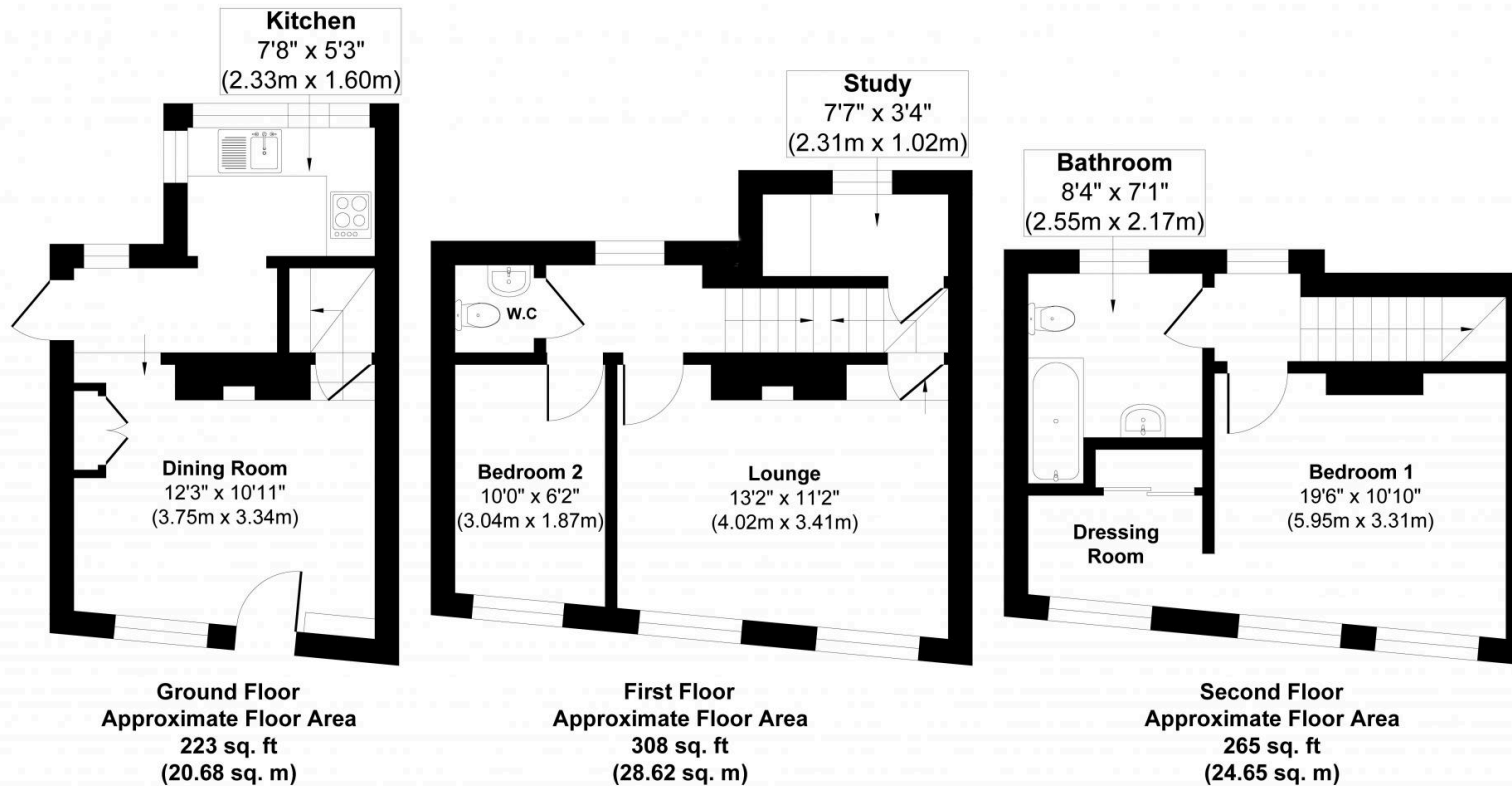


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