



Chapmangate, Pocklington, York, East Yorkshire, YO42 2AY

• No Onward Chain • A fantastic property ready for refurbishment • Living room with a large window that allows natural light to fill the room • Dining room with an open fire place • Kitchen with a substantial pantry to one side • Integral store that could be converted into another reception room • Three bedrooms & a family bathroom • Additional w/c in the courtyard at the rear • Potential to drop the curb to create off street parking at the front • EPC = F

Guide Price £175,000

Located in the heart of Pocklington, only a short walk from all its amenities, is a property that is bursting with potential and charm. This lovely home has been in the same family for a number of years but the time has now come for someone new to come in and inject their own personal style and flare. The property requires full modernisation throughout but if you are looking for a project, then they really don't get much better than this.

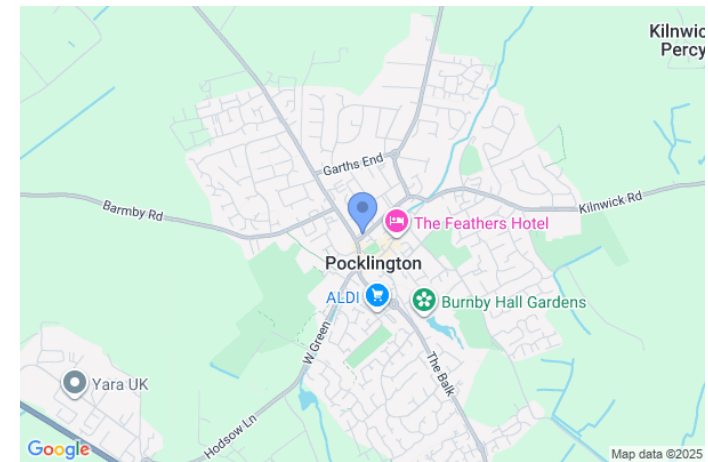
Currently there is no off street parking but this could be altered by obtaining permission to drop the curb at the front of the property. An early viewing is highly recommended to fully appreciate everything it has to offer, especially as it is being offered to the market with No Onward Chain.

On entering you will see stairs rising to the first floor and doors off to both sides. The door on the right opens into the living room which has an electric fire at its centre, a lovely feature especially in the colder winter months.

The dining room is across the hall with access to the kitchen at the rear. If you like the idea of open plan, then the wall between the two could be removed or altered subject to the necessary requirements. There is a an open fire at the centre of the room but it has not been used for several years, so an inspection would be recommended before use. A substantial walk-in pantry with built in shelving can be found to one side of the kitchen, whilst a store can be found to the other. The store is big enough to be converted into a games room or home office. A door at the rear opens into an enclosed courtyard with a w/c in one corner.

To the first floor there are three good sized bedrooms and a family bathroom.

The front of the property has been gravelled for low maintenance and has a path that runs through its centre to the footpath.

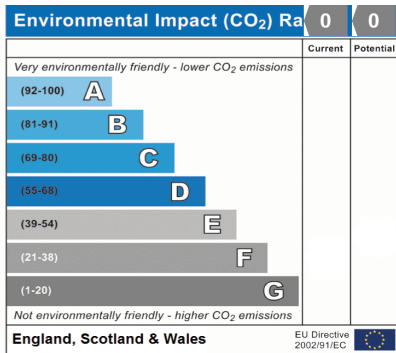
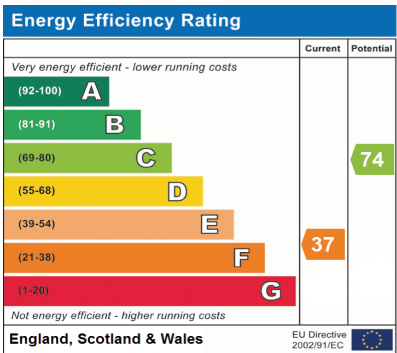
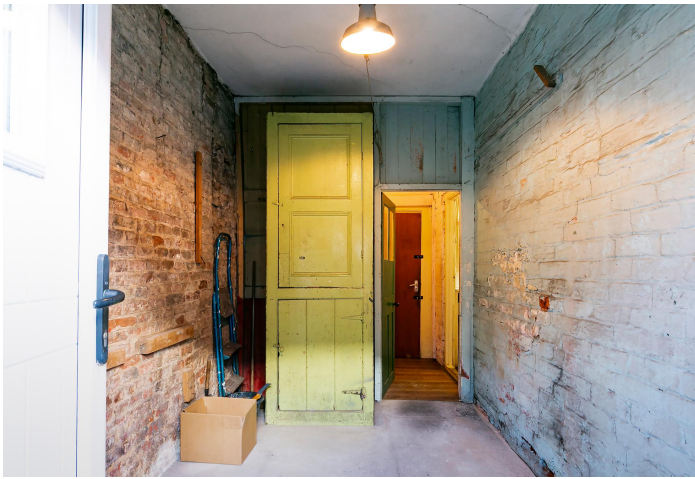




A FANTASTIC PROJECT WITH NO ONWARD CHAIN



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water, drainage & electric. Electric heaters.



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

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Approx. Gross Internal Floor Area 1038 sq. ft / 96.43 sq. m

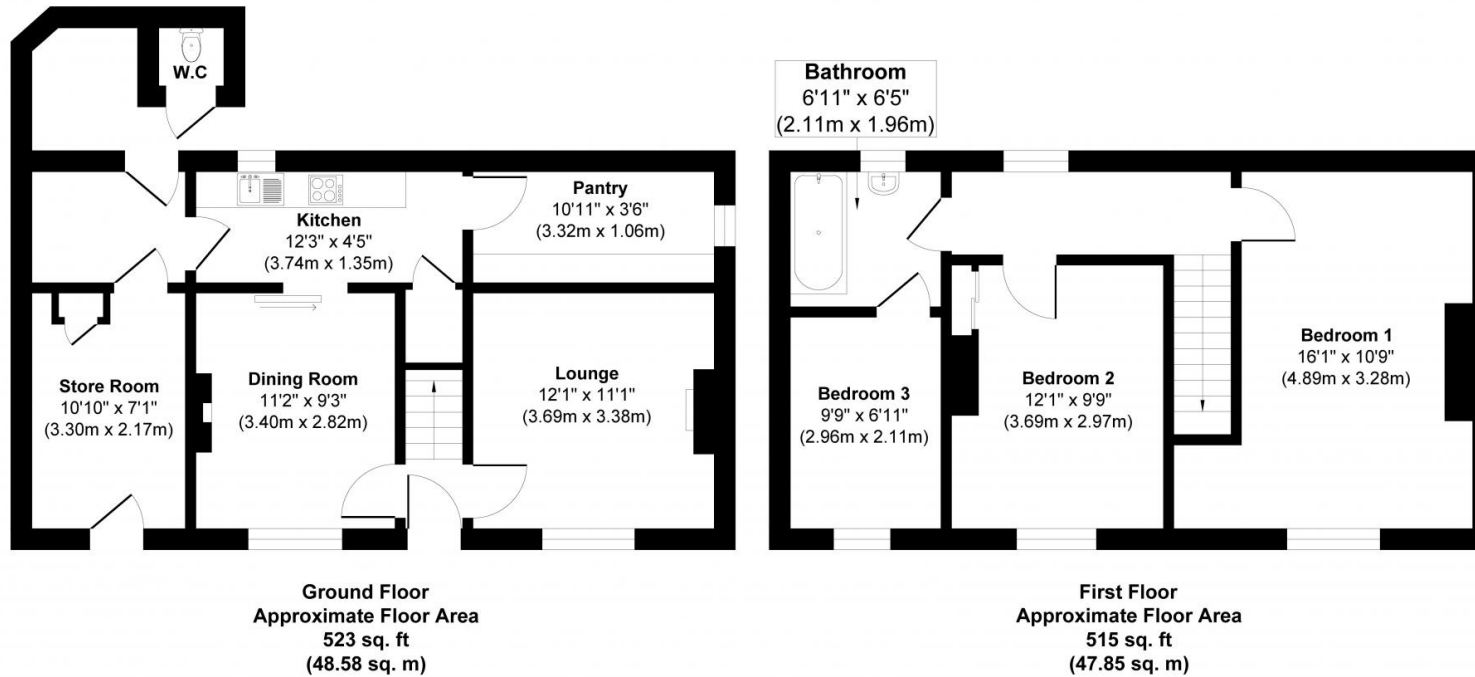


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