



RM
English

Sherbuttgate Road, Pocklington, York, North Yorkshire, YO42 2EW

- No Onward Chain • A deceptively spacious family home in a highly desirable location • Large living room with a gas fire at one end • Kitchen with a range of appliances & storage • Formal dining room • Three double bedrooms & a single • Two bathrooms & a shower room • Garden to three sides, summer house & shed • Garage & off street parking on the drive • EPC = D

Guide Price £425,000

Located only a short walk from the centre of Pocklington, in one of the town's most sought after locations, is this delightful four bedroom family home. The property has been a much loved family home over the years but the time has now come for someone new to come in and inject their own style and flare. The internal accommodation is deceptively spacious and extremely versatile, so if you require sleeping accommodation on both floors then this will surely appeal. The property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see stairs rising to the first floor and various doors off to all sides. The first on the right opens into a large living room with gas fire at the far end, a lovely addition especially in the colder winter months. The kitchen is at the rear of the property and has been fitted with two worktops, a stainless steel sink with drainer, a four ring hob, double oven, fridge/freezer and various storage units.

There is a separate dining room off the kitchen with dual aspect windows, one of which is a sliding door that opens to the garden. At the far end of the kitchen you will find a third worktop with storage to either side, a door that opens to the side garden and a shower room which could be ideal if you have pets.

There are three good sized double bedrooms and a single. The single is located on the first floor and could be converted into a dressing room if four bedrooms are not required. Two of the double bedrooms have built in wardrobes. A family bathroom on the ground and first floor completes the internal accommodation.

Externally there are three patio seating areas, one to each side of the property. The rear has a low maintenance lawned garden, a timber summer house and a fence which encloses the garden making it secure, perfect if you have young children or pets. In addition there is a timber garden shed to the side, a garage and further off street parking on the drive.

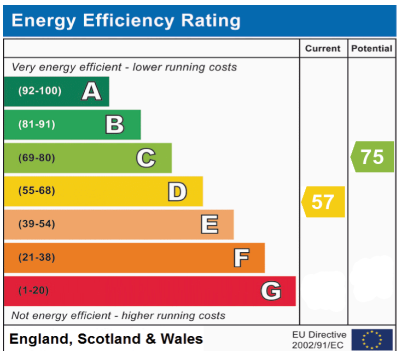




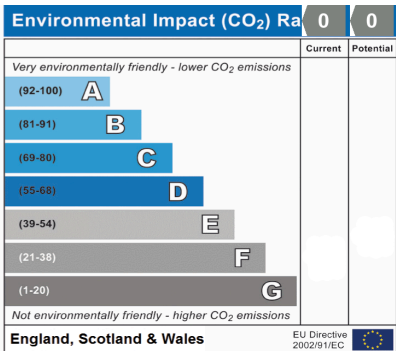
A DECEPTIVELY SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN



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Address: Sherbuttgate Road, Pocklington, York, North Yorkshire, YO42 2EW
Reference: 2306



Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

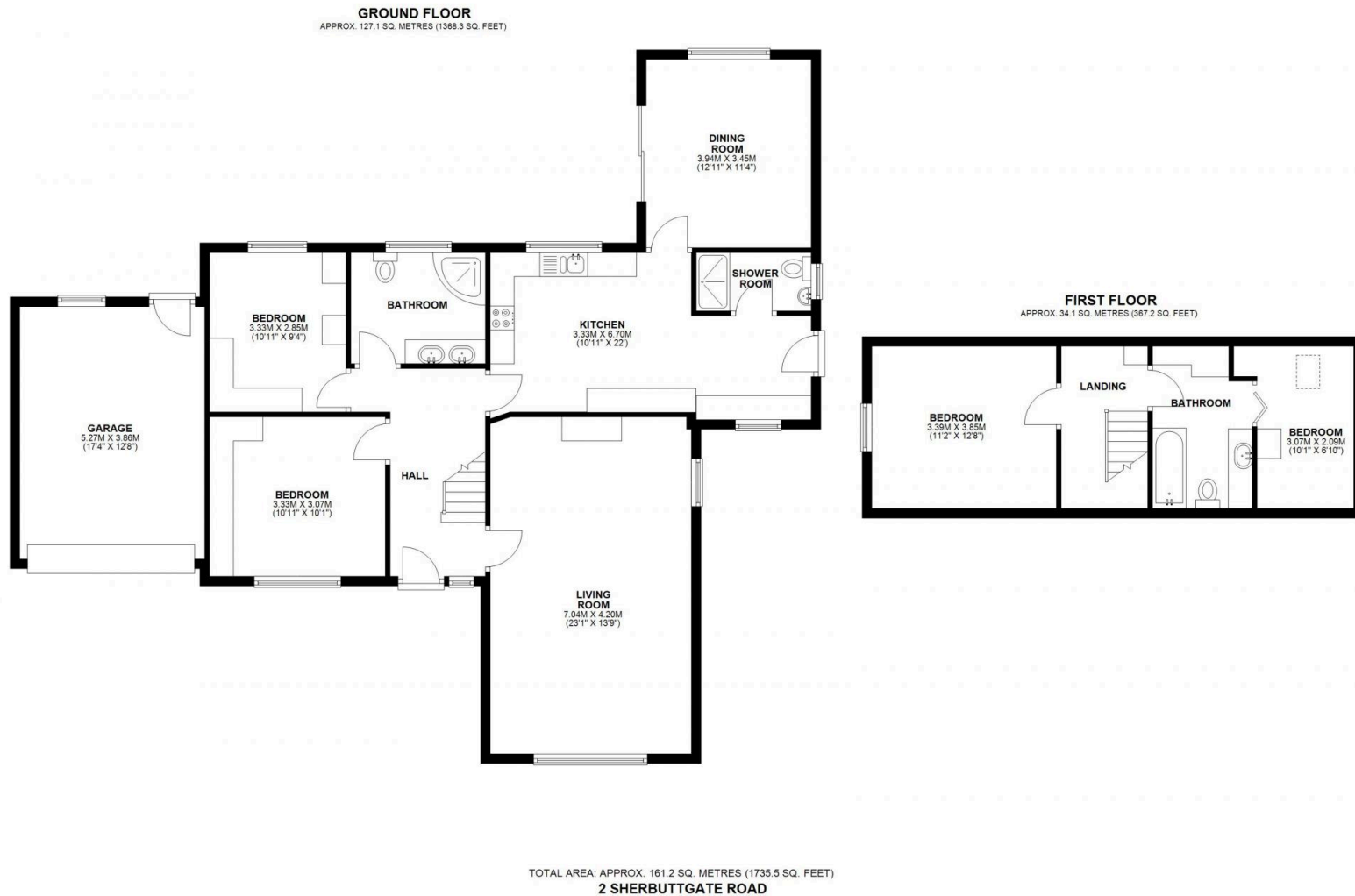


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Offices in **York, Pocklington and Market Weighton**

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