



ROB LETTS
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Southfield Road, Pocklington

Guide Price £290,000

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RL0918 - Tucked away in the corner of a private cul-de-sac of just five properties, this well-presented four-bedroom detached home enjoys a quiet position set back from the road, offering a surprising sense of privacy while remaining conveniently located within Pocklington.

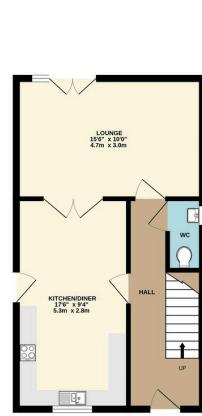
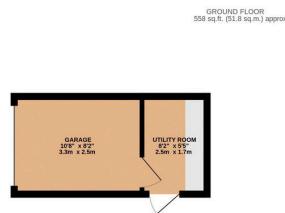
The accommodation is thoughtfully laid out, beginning with a proper entrance hallway that runs from the front of the property through to the rear – meaning access to the living room is not through the kitchen, a feature many buyers actively look for. Off the hallway is a useful ground floor WC and under-stairs storage.

To the front of the property is a kitchen/dining room, well suited to everyday family life, with fitted units, ample worktop space, and a side door providing external access. To the rear, the living room is bright and comfortable, with French doors opening directly onto the south-facing garden.

Upstairs, the property offers four bedrooms, providing flexibility for family living, guests, or home working, along with a recently re-fitted shower room finished to a clean, modern standard.

Externally, the property benefits from off-street parking, a detached garage with power, and a separate utility room. The rear garden faces south and backs onto neighbouring gardens rather than directly onto another house, creating an open feel and ensuring the garden is not overlooked.



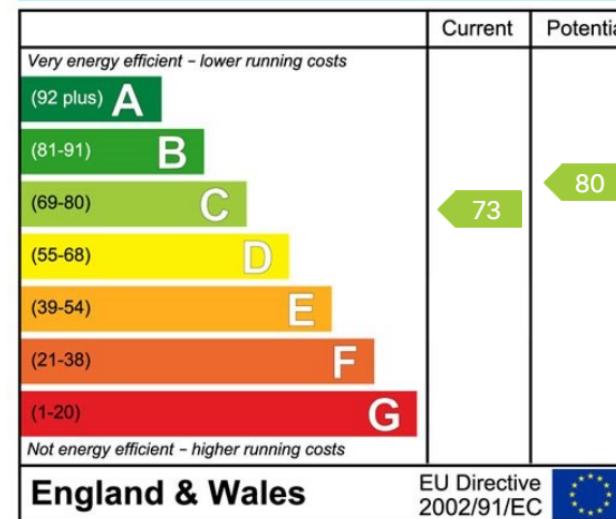


TOTAL FLOOR AREA: 985 sq ft. (90.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Detached family home
- Four bedrooms (3 double)
- Proper front-to-rear hallway layout
- Kitchen/dining room to the front
- Tucked into the corner of a private cul-de-sac
- Bright living room with French doors to the garden
- South-facing rear garden with no direct overlooking
- Detached garage with utility room
- Off-street parking
- Quote RL0918 when calling to book your viewing



Energy Efficiency Rating



ROB LETTS

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