


ROB LETTS

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# Cattle Close, Pocklington

## Guide Price £275,000

3 2 1









There are plenty of modern homes in Pocklington, but few enjoy the sense of openness and privacy offered by 8 Cattle Close. Built by Bovis Homes in 2022, this beautifully presented three-bedroom property offers stylish, practical living in a peaceful cul-de-sac, making it ideal for first-time buyers and young families.

A small entrance lobby leads into a comfortable, welcoming lounge. Beyond this, the fully fitted kitchen diner provides appliances, excellent storage and plenty of space for a dining table. A handy downstairs WC completes the ground floor. Upstairs are three bedrooms, including a main bedroom with its own en-suite shower room, together with a smart, modern family bathroom.

Outside, the neat rear garden features a patio and artificial lawn, creating an attractive, low-maintenance space for relaxing or entertaining. What really sets this home apart is the lovely open outlook, with no houses directly behind, providing a welcome sense of privacy. Two allocated parking spaces add further convenience.

Set in one of East Yorkshire's favourite market towns, with shops, cafés, schools and beautiful countryside nearby, this move-in-ready home offers a fantastic opportunity.

**And with no onward chain, there's every reason to arrange a viewing.**

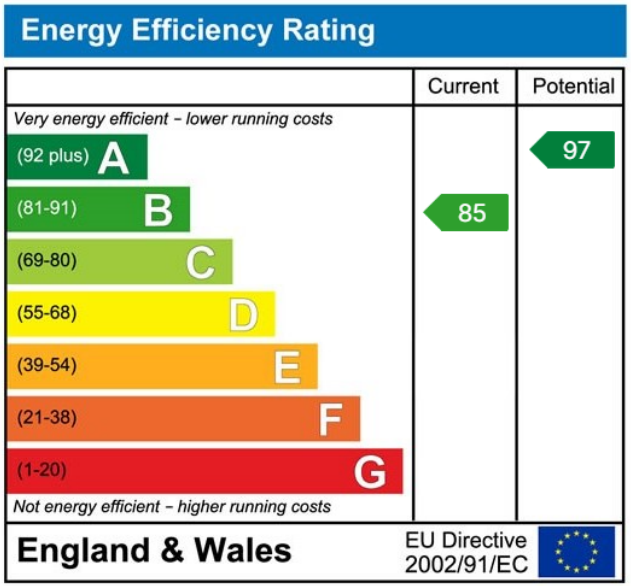







- Beautifully presented three-bedroom modern home
- No onward chain
- Comfortable, well-presented lounge
- Main bedroom with modern en-suite shower room
- Private, low-maintenance garden with patio and artificial lawn
- Rare open outlook with no houses directly behind
- Two allocated parking spaces directly outside
- Smart fitted kitchen diner with appliances
- Contemporary family bathroom & downstairs WC
- When enquiring about this property, please quote ref: RL0918






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