

RM  
English



**Payton Close, Pocklington, East Yorkshire, YO42 2NB**

- Three bedroom end of terrace home • Close to Pocklington town centre amenities • Walking distance to junior and senior schools • Versatile office/family room • Living room with kitchen and conservatory off • Three good sized bedrooms • Modern family bathroom • Enclosed and private rear garden • Off street parking • EPC = C

## Guide Price £250,000

Located in the popular market town of Pocklington, this property enjoys a convenient setting close to the town centre and its excellent range of local amenities. Pocklington offers a variety of independent shops, cafés, supermarkets, restaurants and leisure facilities, along with good transport links to the nearby City of York, Hull, Beverley and the surrounding villages. The property is also within easy walking distance of junior and senior schools, making it particularly appealing for families.

Entering the property, you are welcomed into a spacious entrance hall which sets the tone for the layout beyond.

Moving through, you first arrive at a versatile office or family room, a flexible space that could easily be used as a home office, playroom, snug or hobby room depending on individual needs.

Continuing further into the home, you step into the living room, which forms the heart of the property. This room provides a comfortable space to relax and is well positioned to connect the rest of the ground floor accommodation. From here, the layout flows nicely with both the kitchen and conservatory leading off the living space, creating a sociable arrangement that works well for everyday living and entertaining.

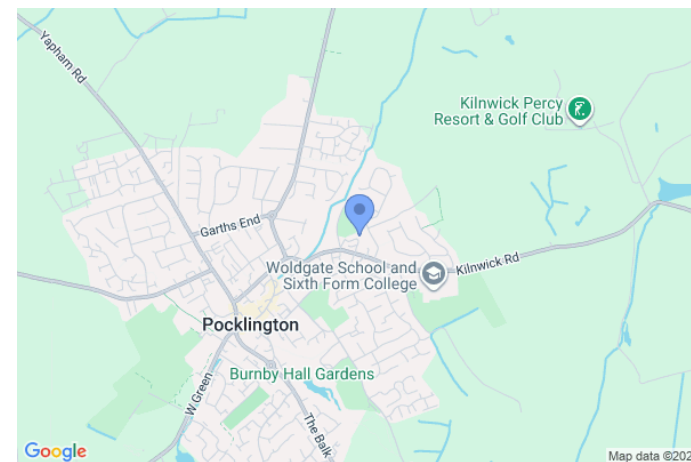
The kitchen is conveniently positioned to one side of the living room, providing a practical space for cooking while remaining connected to the main living area. The conservatory offers an additional reception/dining space filled with natural light and provides pleasant views of the garden, as well as direct access outside.

A ground floor w.c completes the downstairs accommodation.

Heading upstairs, the first floor offers three good sized bedrooms, each providing comfortable and well-proportioned living space. These rooms are served by a fully fitted, modern family bathroom.

Stepping outside, the property benefits from off-street parking to the front, adding everyday convenience. To the rear is an enclosed and private garden, offering a pleasant outdoor area ideal for relaxing, gardening or simply enjoying time outdoors. Being an end of terrace, the home also benefits from a slightly more open feel compared to many similar properties.

Overall, this well-located home provides flexible accommodation in a highly convenient position close to schools, amenities and everything the market town of Pocklington has to offer.





**CLOSE TO THE TOWN CENTRE AND LOCAL AMENITIES**



**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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	84

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Address: Payton Close, Pocklington, East Yorkshire, YO42 2NB  
Reference: 2624

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

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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**Approx. Gross Internal Floor Area 1085 sq. ft / 100.81 sq. m**

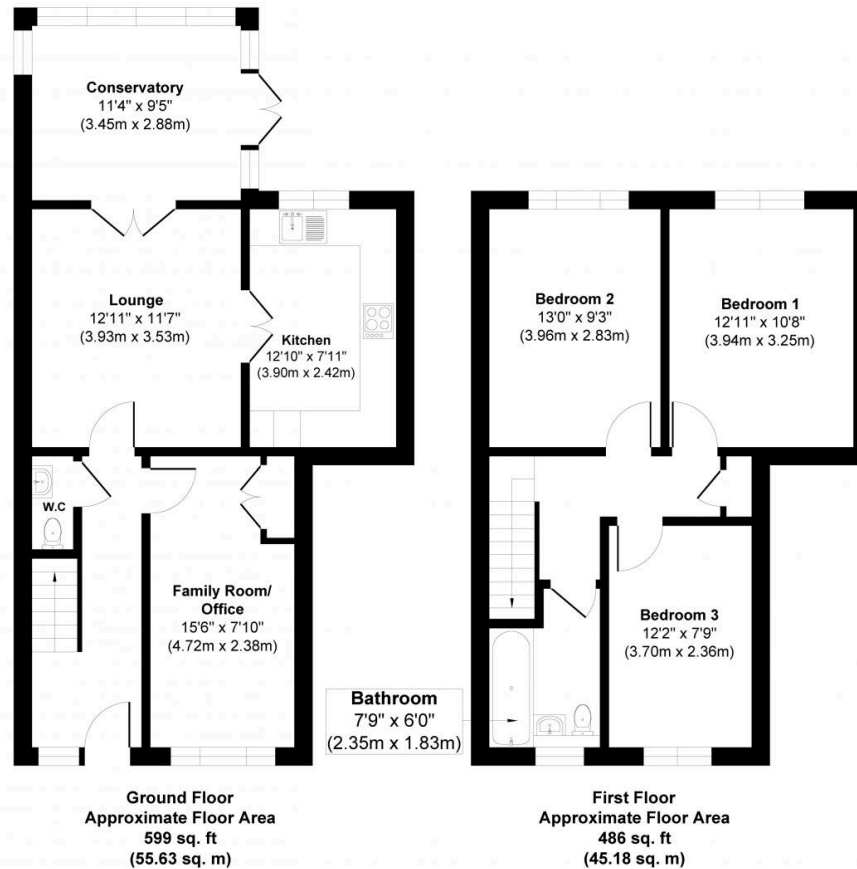
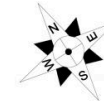


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