



Victoria Road, Pocklington, York, East Riding of Yorkshire, YO42 2BZ

- No Onward Chain • A beautifully presented property only a short walk from the centre of Pocklington • Kitchen with a range of storage units & a door that opens to the rear garden • Living room with a log burner at its centre • Dining room
- Ground floor w/c • Three double bedrooms • Family bathroom • Fully enclosed garden & a garage • EPC = D

Guide Price £249,950

Situated on Victoria Road, this delightful end-terrace home enjoys a prime position within easy reach of the historic market town centre of Pocklington. Known for its charming independent shops, lively weekly market, cozy cafes, restaurants, and excellent schooling, Pocklington offers an enviable blend of countryside living with superb local amenities. Residents can also take advantage of nearby arts venues like the Pocklington Arts Centre, local parks, and direct road links toward the historic city of York and the picturesque Yorkshire Wolds. This delightful property is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything it has to offer.

Stepping into the property, the welcoming ground floor begins with a comfortable living room featuring warm wood-style flooring and a focal brick fireplace with a rustic wooden mantel. An open archway seamlessly connects the living space to a spacious dining room, ideal for family meals and entertaining, complete with additional under-stairs storage. Beyond the dining area, the bright galley kitchen is fitted with soft sage green walls, modern cabinetry, wooden countertops, white metro tile splashbacks, a gas hob, built-in oven and a traditional ceramic sink. At the very rear of the ground floor layout, a convenient downstairs w/c provides practical everyday utility.

The first floor accommodates two well-proportioned bedrooms alongside the family bathroom. The primary bedroom benefits from ample natural light and neutral decor, while the second double bedroom showcases vibrant feature wallpaper. The family bathroom features a freestanding roll-top bath, a separate walk-in shower cubicle, a modern vanity basin and sleek dark wall tiling paired with wood-effect flooring. Ascending to the second floor reveals a generous loft bedroom with skylight windows, offering a private top-floor retreat.

Outside, the property boasts a substantial rear garden. Directly behind the kitchen sits a patio area leading onto a raised wooden decking space, perfect for outdoor dining and relaxing. Further down, a long lawned garden extends towards the rear boundary, complemented by a separate detached garage, providing valuable off-street storage or parking capabilities.





A DELIGHTFUL THREE BEDROOM END TERRACE WITH A GARAGE & NO ONWARD CHAIN



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			
England, Scotland & Wales		61	72
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England, Scotland & Wales		0	0
		EU Directive 2002/91/EC	

Address: Victoria Road, Pocklington, York, East Riding of Yorkshire, YO42 2BZ
Reference: 2821

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



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

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

Approx. Gross Internal Floor Area 1146 sq. ft / 106.40 sq. m
Garage 209 sq. ft / 19.50 sq. m
Total 1355 sq. ft / 125.90 sq. m

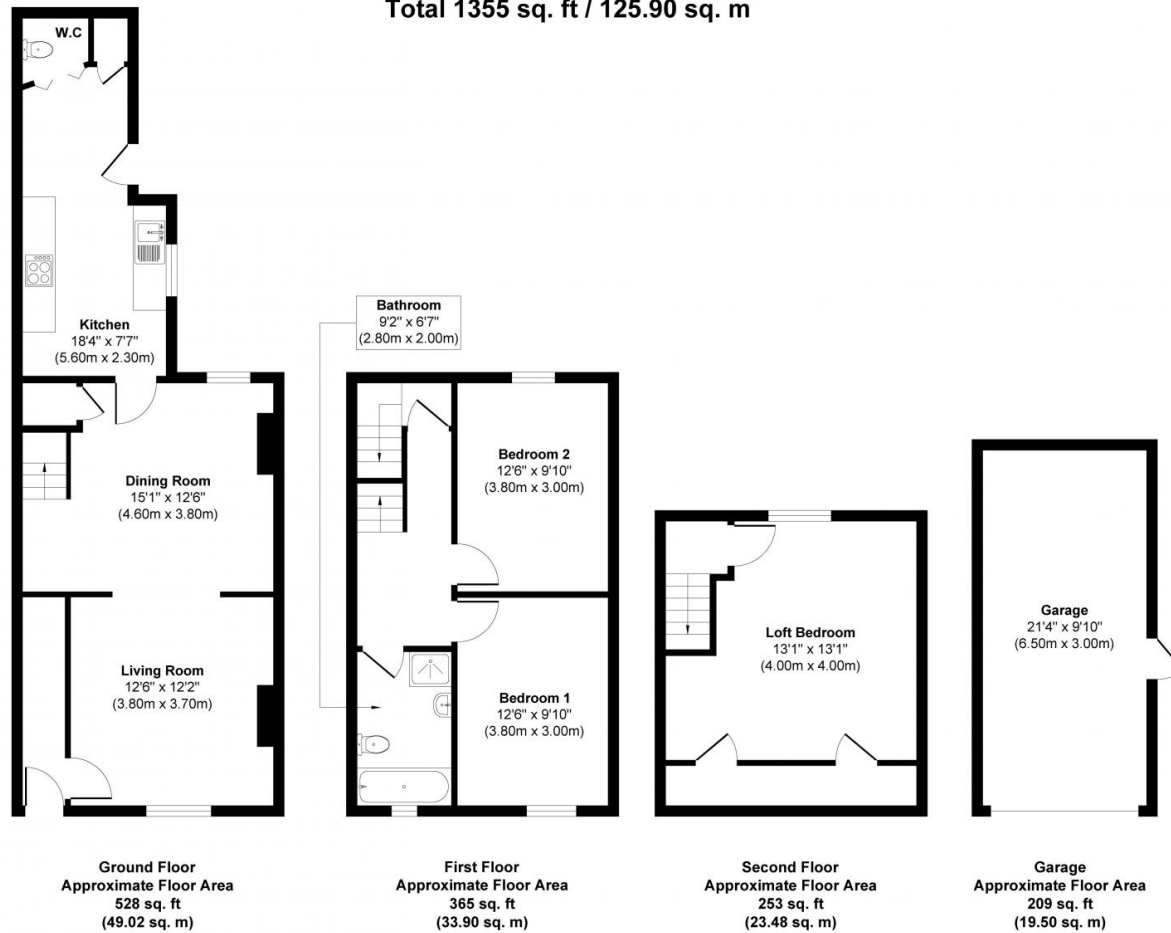


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