



Springfield Road, Pocklington, East Yorkshire, YO42 2UY

- Well presented semi-detached property • Close to Pocklington town centre and local amenities • Ideal for first time buyers, investors or downsizers • Open plan kitchen/diner • Spacious living room • Three bedrooms • Modern family bathroom • Enclosed rear garden • Off street parking • EPC = C

Guide Price £244,750

Situated in the ever-popular market town of Pocklington, this well-presented three-bedroom semi-detached home offers spacious, ready-to-move-into accommodation, ideal for first-time buyers, growing families or those looking to downsize. Enjoying an excellent location close to a wide range of local amenities, well-regarded schools and superb transport links to York, Hull and the surrounding villages, this is a home that combines convenience with comfortable modern living.

The accommodation begins with an entrance hall leading into a generous living room, providing a bright and welcoming space to relax. To the rear is a stylish open-plan kitchen/dining room, fitted with a range of modern units and offering plenty of space for everyday family life and entertaining, with French doors opening directly onto the rear garden.

To the first floor are three well-proportioned bedrooms, all offering excellent versatility for families, home working or guest accommodation, together with a contemporary family bathroom finished with modern fittings.

Externally, the property benefits from off-street parking to the front alongside a useful lean-to providing excellent additional storage. To the rear is a fully enclosed garden, predominantly laid to lawn with a paved seating area, offering a safe and private space to enjoy throughout the year.

Well maintained throughout and ready for its next owners to make their own, this is a fantastic opportunity to purchase a spacious home in one of East Yorkshire's most sought-after market towns.





OPEN PLAN KITCHEN/DINER



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		
	69	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Ra		
	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		
EU Directive 2002/91/EC		

Address: Springfield Road, Pocklington, East Yorkshire, YO42 2UY
Reference: 2571

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



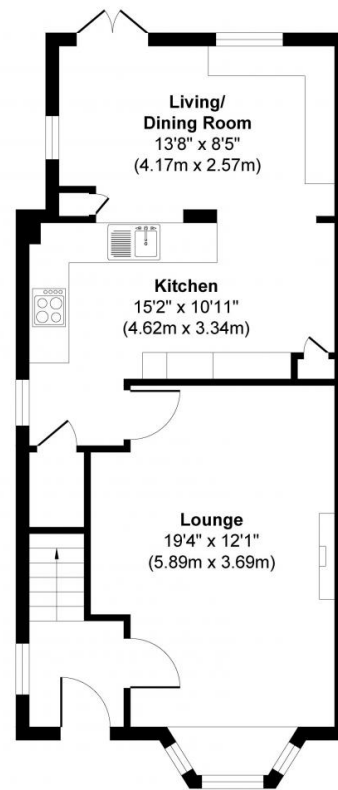
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Offices in **York, Pocklington and Market Weighton**

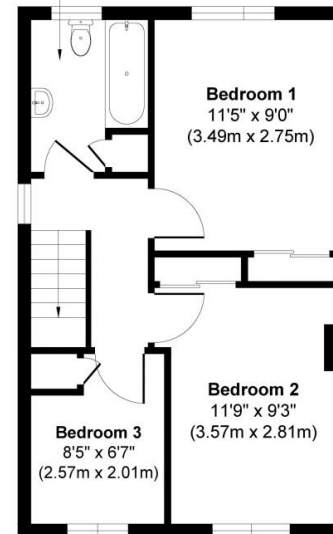
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Approx. Gross Internal Floor Area 890 sq. ft / 82.65 sq. m



Ground Floor
Approximate Floor Area
511 sq. ft
(47.45 sq. m)

Bathroom
7'7" x 5'9"
(2.30m x 1.74m)



First Floor
Approximate Floor Area
379 sq. ft
(35.20 sq. m)



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