



ROB LETTS

PROPERTY
exp UK

Rundle Place, Pocklington

£225,000

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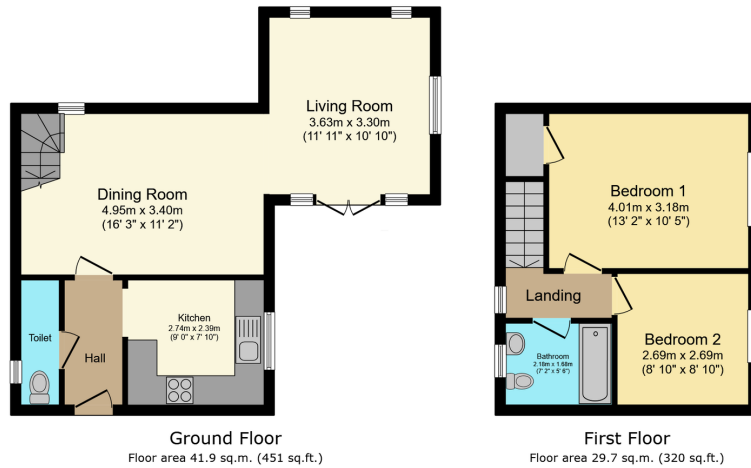
Quietly tucked away just moments from the heart of Pocklington, this detached and extended two-bedroom home is a wonderful example of a property that offers far more than first meets the eye. Built in 2001 and carefully improved by the current owner, the house enjoys an unusually generous amount of living space for a home of its size.

The ground floor flows beautifully, beginning with a fitted kitchen and leading into a spacious dining room — perfect for hosting family and friends. The highlight of the home is the extended living room, filled with natural light and centred around a charming log burner, creating a warm and inviting atmosphere. French doors open directly onto the garden, effortlessly connecting indoor and outdoor living.

Upstairs, there are two comfortable double bedrooms and a neatly presented bathroom, making the layout ideal for couples, downsizers, or those seeking flexible space for home working.

Outside, the south-facing gardens have been designed with low maintenance in mind, offering private seating areas framed by mature planting. With two allocated parking spaces and a peaceful yet central location, this hidden gem is perfectly placed to enjoy all that Pocklington has to offer.

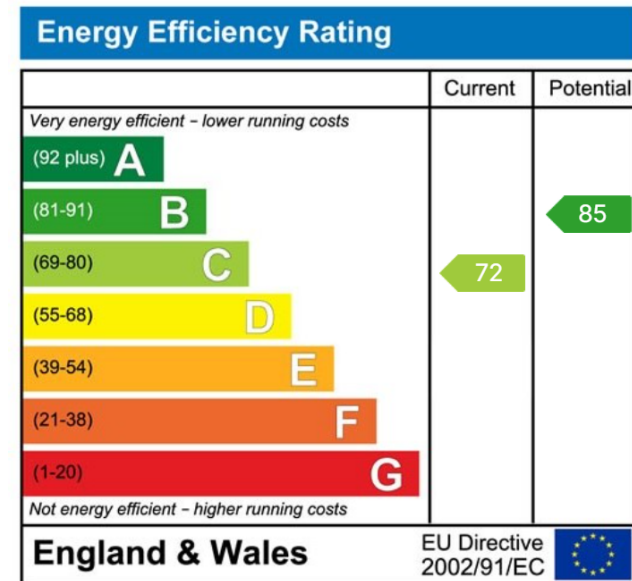




Total floor area: 71.6 sq.m. (770 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Detached two-bedroom home in a central location
- Surprisingly spacious layout for a two-bed property
- Separate dining room ideal for entertaining
- Low-maintenance, south-facing private garden areas
- Quiet, tucked-away position close to town centre amenities
- Extended to provide additional living space
- Extended living room with log burner and French doors
- Two genuine double bedrooms
- Two allocated parking spaces to the rear
- When calling about this property, please quote ref: RL0918



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