



RM  
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**FOR SALE**  
01759 303202

**Garths End, Pocklington, York, East Yorkshire, YO42 2JA**

- No Onward Chain • Desirable residential location within Pocklington • Walking distance to the town centre and local amenities • Spacious lounge with feature fireplace • Open plan kitchen/dining room • Two double bedrooms • Modern shower room • Enclosed rear garden • Off street parking • EPC = C

## Guide Price £195,000

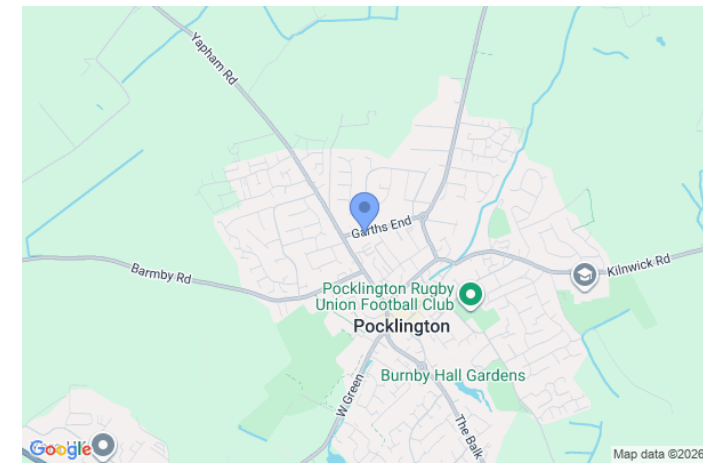
Situated in a highly sought-after residential area of Pocklington, this well-presented two bedroom terraced home offers an excellent opportunity for first time buyers, investors or those looking to downsize. Conveniently positioned within easy walking distance of the town centre and its excellent range of shops, cafés, restaurants and everyday amenities, the property combines modern living with a highly practical location.

The ground floor features a welcoming lounge to the front of the property, complete with a feature fireplace, creating a comfortable and inviting living space. To the rear is a generous, open plan kitchen/dining area, providing an ideal layout for both everyday living and entertaining. The kitchen offers a range of fitted units, ample worktop space and pleasant views over the rear garden.

To the first floor are two double bedrooms and a modern shower room with shower, w.c, basin with storage below and a chrome heated towel rail.

Externally, the property benefits from off-street parking to the front, while to the rear is a good sized enclosed garden, predominantly laid to lawn with established planting and a useful timber shed. The generous outdoor space offers excellent potential for gardening, entertaining or simply enjoying the peaceful surroundings.

Offering 'turn key' accommodation in one of Pocklington's most desirable locations with the added benefit of no onward chain, this attractive home is sure to appeal to a wide range of purchasers and therefore early viewing is highly recommended.





**NO ONWARD CHAIN**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	83

EU Directive 2002/91/EC

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

EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 2747



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Offices in York, Pocklington and Market Weighton

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**Approx. Gross Internal Floor Area 839 sq. ft / 78.23 sq. m**

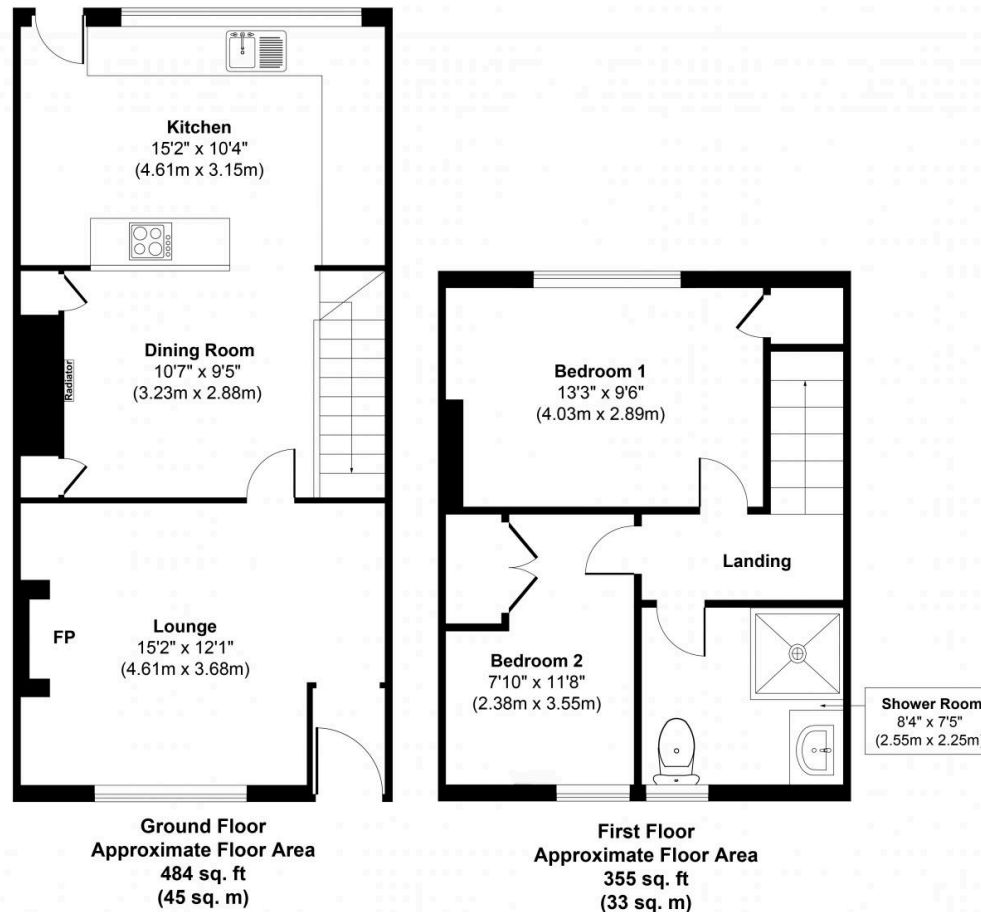


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