



ROB LETTS

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4 St Marys Court, Pocklington

Offers Over £170,000

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Set in a highly convenient position just outside the centre of Pocklington, this three-bedroom property offers an exciting opportunity for buyers looking to create a home from the ground up.

Having been fully cleared, the property is ready for a complete programme of renovation. Requiring a new kitchen, bathroom, heating system, windows and full internal refurbishment, it presents a true blank canvas for those with vision.

The existing layout includes a front-facing living room and a kitchen diner to the rear, providing excellent potential to open up and create a more modern, sociable living space. Upstairs, three bedrooms offer flexibility for growing buyers, home working or guest accommodation.

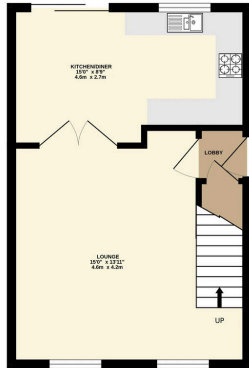
Outside, the property benefits from an enclosed rear garden and off-street parking, further enhancing its long-term appeal.

Situated within easy walking distance of Pocklington's shops, cafés, schools and everyday amenities, the location is a key part of the opportunity – combining convenience with strong future resale potential.

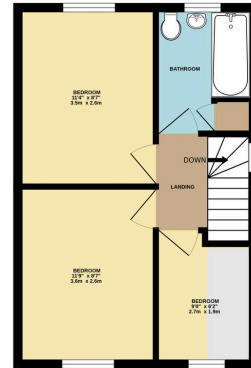
Offered with vacant possession and priced to reflect the level of work required, this is an ideal purchase for buyers ready to take on a project and create something truly their own.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

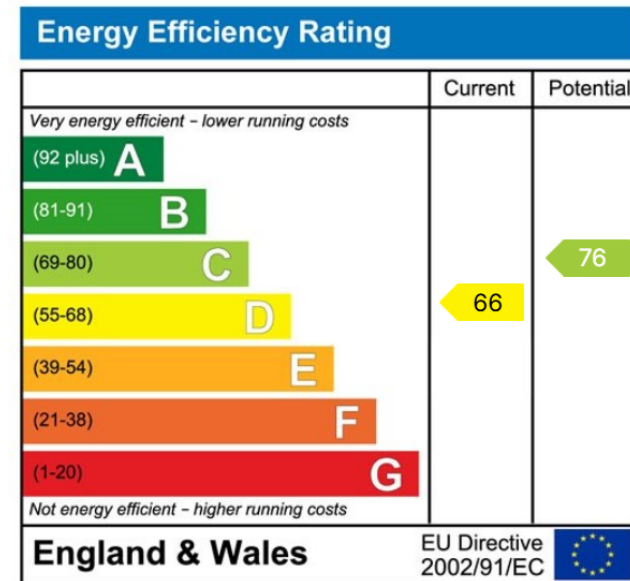


1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan and associated pictures are not intended to be used as a substitute for a professional architect's drawings. The services of a professional architect should be obtained and no guarantee as to their accuracy or efficiency can be given.
Made with Planner 5D

- Renovation project, full modernisation required
- Three bedrooms - ideal for first-time buyers
- Vacant property with no onward chain
- Excellent opportunity to add value
- Separate front living room with good proportions
- Enclosed rear garden offering outdoor potential
- Off-street parking to the front
- Located just a short walk from Pocklington town centre
- Offers over – competitively priced to reflect condition
- When enquiring about this property, please quote ref: RL0918



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