HORNSEYS

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£235,000

8 Woldgate View, Pocklington, York, YO42 2PS

** 3 BED DETACHED HOUSE **
** SUPERB OPPORTUNITY TO ADD VALUE **

Located in an established residential area and close to local schools, this three bed detached property offers the opportunity to create a lovely home with the benefit of all local amenities close by.
Briefly comprising of entrance hall, living room, dining room, kitchen and conservatory on the ground floor, and three bedrooms and a bathroom on the first floor, the property would benefit from redecoration and possibly some modernisation, following on from a new boiler and radiators being fitted just four years ago.
Outside there are both front and rear gardens, both of which are mainly laid to lawn, a single garage, and private driveway offering ample parking.
The positioning of this property affords easy access to local amenities, schools, and beautiful countryside surroundings. Pocklington is a thriving market town conveniently located for travel to York, Beverley, Hull, and Leeds. Council tax band - C. EPC - D.

Bedrooms	Bathrooms	Receptions
3	1	2

OnTheMarket.com

RICS

POCKLINGTON

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

1.80m x 1.28m (5'10" x 4'2")

PVCu front entrance door leading to hallway, understairs cupboard, radiator, stairs off.

LIVING ROOM

4.60m x 3.61m (15'1" x 11'10")



Gas fire with wooden mantle over, radiator, large window to front, archway to dining area.

DINING AREA

3.26m x 2.16m (10'8" x 7'1")





Open to living room through archway, door off to kitchen, patio doors to conservatory.

CONSERVATORY

2.61m x 1.91m (8'6" x 6'3")

With garden views and door to rear garden.

KITCHEN

3.43m x 2.28m (11'3" x 7'5")





Fitted wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap over, cupboard housing boiler, door to rear garden.

FIRST FLOOR

LANDING

Housing the airing cupboard and doors off to bedrooms and bathroom.

BEDROOM 1

3.91m x 2.68m (12'9" x 8'9")



Double bedroom with built-in wardrobes, radiator, large picture window.

BEDROOM 2

2.90m x 2.69m (9'6" x 8'9")



Double bedroom with built-in wardrobes, radiator, large picture window.

BEDROOM 3

3.07m x 1.76m (10'0" x 5'9")

Cabin bed with built-in storage, radiator, window.

BATHROOM
1.91m x 1.74m (6'3" x 5'8")



White suite comprising bath with plumbed shower over, WC, and pedestal basin with individual taps, window.

OUTSIDE

GARAGE
Detached single garage with up-and-over door, side personnel door, power and external tap, plumbing for washing machine.

FRONT GARDEN
Mainly laid to grass with path leading to front door and driveway.

REAR GARDEN



Private rear garden mainly laid to grass with mature shrubs, small patio area, and path leading to garage personnel door and driveway.

DRIVEWAY
Offering parking for three cars.

SERVICES
Mains water, electricity, gas and drainage are connected to the property.
Intruder alarm.
Gas central heating.

COUNCIL TAX
Council Tax Band C.

TENURE
The property is freehold.

POSSESSION
Vacant possession on completion.

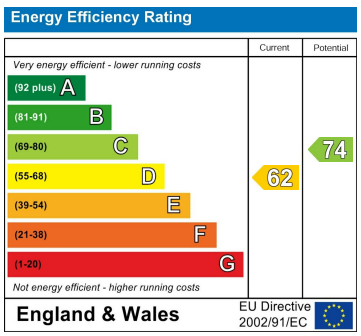
VIEWING
Viewing is by appointment with the agents. Tel 01430 872551.

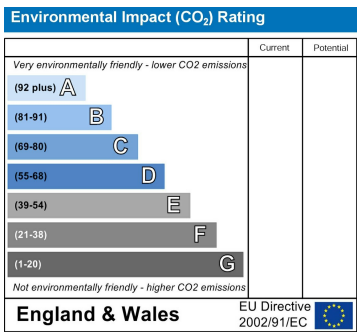
ANTI-MONEY LAUNDERING
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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Floor plan