



ROB LETTS

exp^{UK}

Browning Road, Pocklington

Guide Price £210,000

2 1 1



Positioned in a quiet corner of a private drive, this beautifully presented two-bedroom home is an ideal choice for first-time buyers, downsizers or anyone looking for a property that is ready to move straight into.

A useful entrance lobby opens into a bright and welcoming lounge, where a large front window fills the room with natural light. A generously sized understairs cupboard provides valuable everyday storage. To the rear, the stylish kitchen and dining area offers an excellent range of units, wooden work surfaces and a Belfast sink. There is plenty of room for a dining table, while a door leads directly into the garden, creating an easy connection between the indoor and outdoor spaces.

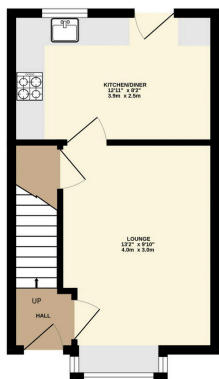
Upstairs, the main bedroom is a comfortable double with built-in storage. The second bedroom also includes integrated storage and is perfectly suited to use as a child's bedroom, guest room or home office. A smart, contemporary bathroom completes the accommodation.

Outside, there is a neat front garden, generous off-street parking and a fully enclosed rear garden with a patio, lawn, mature borders and a useful shed.

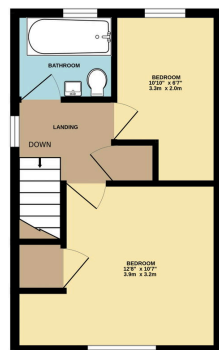
Peacefully positioned yet close to Pocklington's shops, cafés, schools and amenities, this is a practical, attractive home in a highly convenient location.



GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.

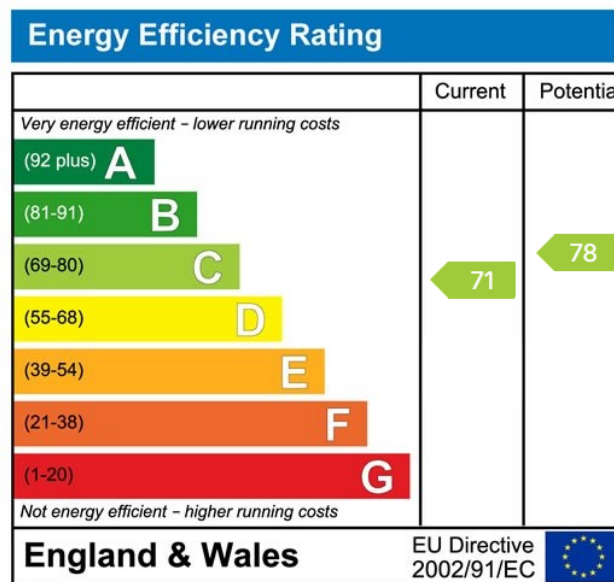


1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to the property's potential. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 1000

- Beautifully presented two-bedroom home
- Quiet corner position on a private drive
- Generous understairs storage cupboard
- Main bedroom with built-in storage
- Plenty of off-street parking
- Ideal for first-time buyers or downsizers
- Situated within a cul-de-sac setting
- Stylish kitchen with dining space
- Enclosed rear garden with patio and lawn
- When enquiring about this property, please quote ref: RL0918



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