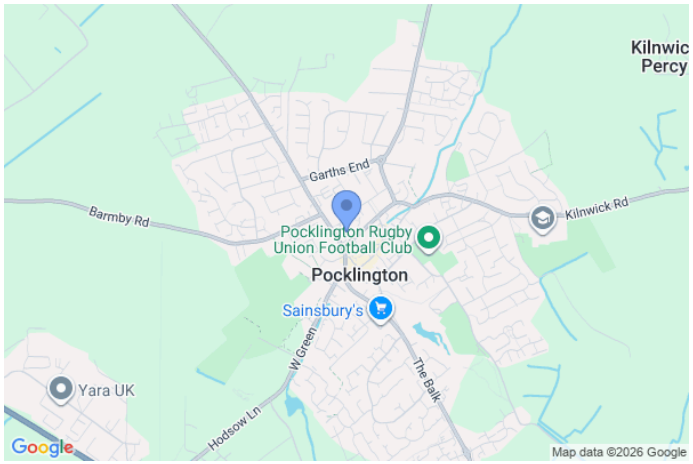


Chapmangate, Pocklington, York, YO42 2AD

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Living room with a large window that allows natural light to fill the room • Kitchen/diner with a range of appliances & storage units • Ground floor w/c • Three large double bedrooms, one with an en-suite • Family bathroom • Fully enclosed low maintenance rear garden • Allocated parking to the front • EPC = C

Guide Price £240,000



This modern three-bedroom town house offers an exceptional standard of living right in the heart of town. Set within an attractive, stone-fronted terrace with wrought-iron railings and off-street parking, the home seamlessly combines traditional style with contemporary functionality. This lovely property is offered to the market with No Onward Chain.

Upon entering through the solid front door, you step directly into a spacious and inviting ground-floor living area. This room is bathed in light from a large front window, complemented by warm wood flooring, neutral walls, and delicate ceiling coving, creating a versatile setting for relaxing and entertaining. Moving through to the rear of the property you will find the fitted breakfast kitchen which features light Shaker-style cabinetry, contrasting countertops, stylish multi-tonal tiled splashbacks, an integrated gas hob and oven.

The upper levels house three spacious bedrooms and well-equipped bathroom facilities. A generously proportioned double bedroom features impressive floor-to-ceiling multi-paned windows, soft carpet, and neutral decor. Another light-filled bedroom is thoughtfully fitted with a bespoke, full-height wall of built-in shelving, storage drawers and an integrated rolling ladder, offering ideal flexibility as a home library, study or dressing room. The main family bathroom is finished with neutral tiling, a modern floating vanity unit, a low-level toilet, a chrome heated towel rail and a bath with a shower over.

The principal bedroom is on the top floor and benefits from extensive custom-built recessed wardrobes and a bright skylight window. The suite is complete with its own private ensuite shower room, featuring an enclosed shower cubicle, a chrome heated towel rail, hand basin, w/c and a skylight which allows natural light to enter.

Externally, the property enjoys a private and fully enclosed paved courtyard, perfect place for alfresco dining or entertaining in the summer months. A timber garden shed provides useful storage.

Pocklington is a charming, historic market town that effortlessly blends countryside appeal with excellent everyday conveniences. Known for its bustling, vibrant atmosphere, the town centre features a wonderful collection of independent boutiques, traditional pubs, cozy cafes, and local eateries, along with a popular weekly market. Residents benefit from fantastic amenities including the highly regarded Pocklington Arts Centre, local sports facilities, reputable schools and the famous Burnby Hall Gardens. Located approximately 13 miles east of York, Pocklington provides convenient commuter links to both York and Hull via the A1079, while being encircled by rolling hills, tranquil walking trails, and picturesque surrounding villages.



AN ATTRACTIVE FAMILY HOME LOCATED IN THE HEART OF POCKLINGTON

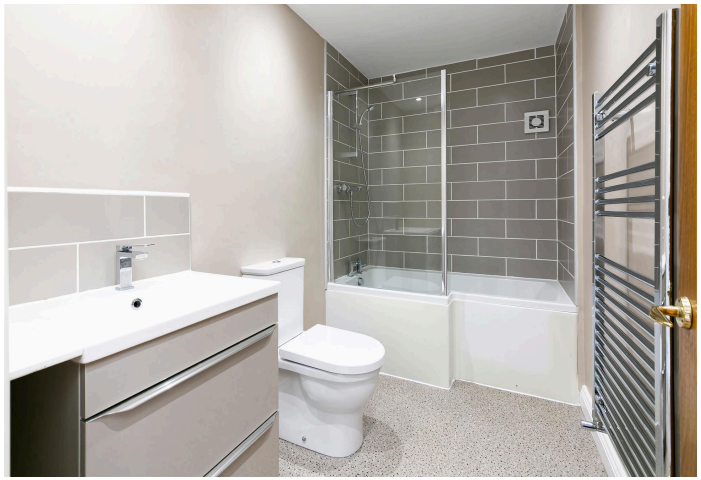






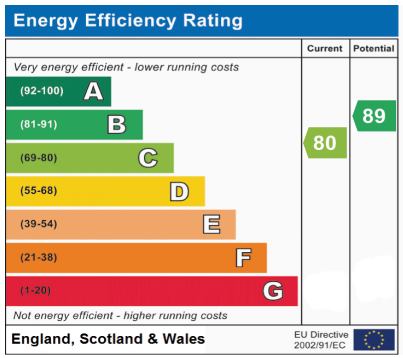


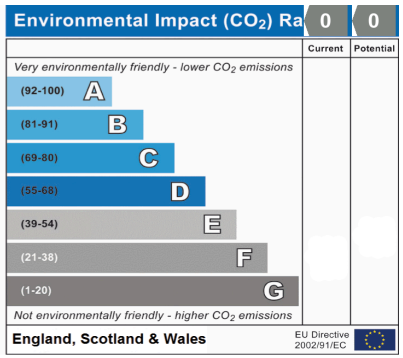
R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202









Address: Chapmangate, Pocklington, York, East Riding of Yorkshire, YO42 2AD

Reference: 2805

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk

Approx. Gross Internal Floor Area 1161 sq. ft / 107.91 sq. m



Ground Floor
Approximate Floor Area
431 sq. ft
(40.06 sq. m)

First Floor
Approximate Floor Area
431 sq. ft
(40.06 sq. m)

Second Floor
Approximate Floor Area
299 sq. ft
(27.79 sq. m)

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