



**Moon Court, Pocklington, York, YO42 2RH**

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

## Guide Price £245,000

Pocklington is a highly regarded historic market town, combining an attractive rural setting with an excellent range of everyday amenities. The town centre provides a vibrant mix of independent shops, cafés, traditional public houses and well-known supermarkets, including Sainsbury's and Aldi. Cultural and leisure facilities include Pocklington Arts Centre and renowned Burnby Hall Gardens. Conveniently positioned along the A1079, Pocklington provides excellent road links to York and Hull, with York approximately 13 miles away and accessible in around 25–30 minutes by car. Regular bus services operate from the central bus station, including the X46 providing direct connections to York city centre and York railway station, from where mainline services connect directly with London King's Cross, Leeds and Manchester.

This contemporary three-storey townhouse offers well-proportioned and versatile accommodation arranged over three floors, complemented by low-maintenance gardens. The attractive brick-built exterior is enhanced by dormer windows and Juliette balconies, creating an appealing modern appearance. The property is offered to the market with No Onward Chain.

The property opens into a welcoming living room with timber flooring. The modern fitted kitchen is well equipped with a range of wall and base units, contrasting work surfaces, tiled splashbacks and integrated appliances, including an oven and gas hob with stainless steel extractor canopy, together with space for additional appliances. A useful w/c completes the ground floor.

The first floor provides two generous double bedrooms, both finished in neutral tones with light carpeting, offering flexibility for family, guests or home working. The bedrooms are served by a fully tiled family bathroom, fitted with a bath with overhead shower, pedestal wash hand basin and w/c.

Occupying the entire second floor is the principal bedroom, creating a private and spacious master suite. The room features vaulted rooflines and dormer windows, providing a light and airy environment. The contemporary en-suite is finished with dark stone-effect wall and floor tiling and comprises a walk-in glazed shower enclosure, skylight and hand basin.

The property is approached via a gated front entrance with decorative railings. To the rear is an enclosed, low-maintenance garden, principally laid to gravel with paved pathways, timber fencing and gated access. A useful timber garden store provides additional storage.





**A CHARMING PROPERTY LOCATED CLOSE TO THE CENTRE OF TOWN WITH NO ONWARD CHAIN**



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



| 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 |                         |           |
|                                             |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC | 88        |

Address:  
Reference: 2942

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | 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 |                         |           |
|                                                                 |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

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

**Approx. Gross Internal Floor Area 996 sq. ft / 92.67 sq. m**

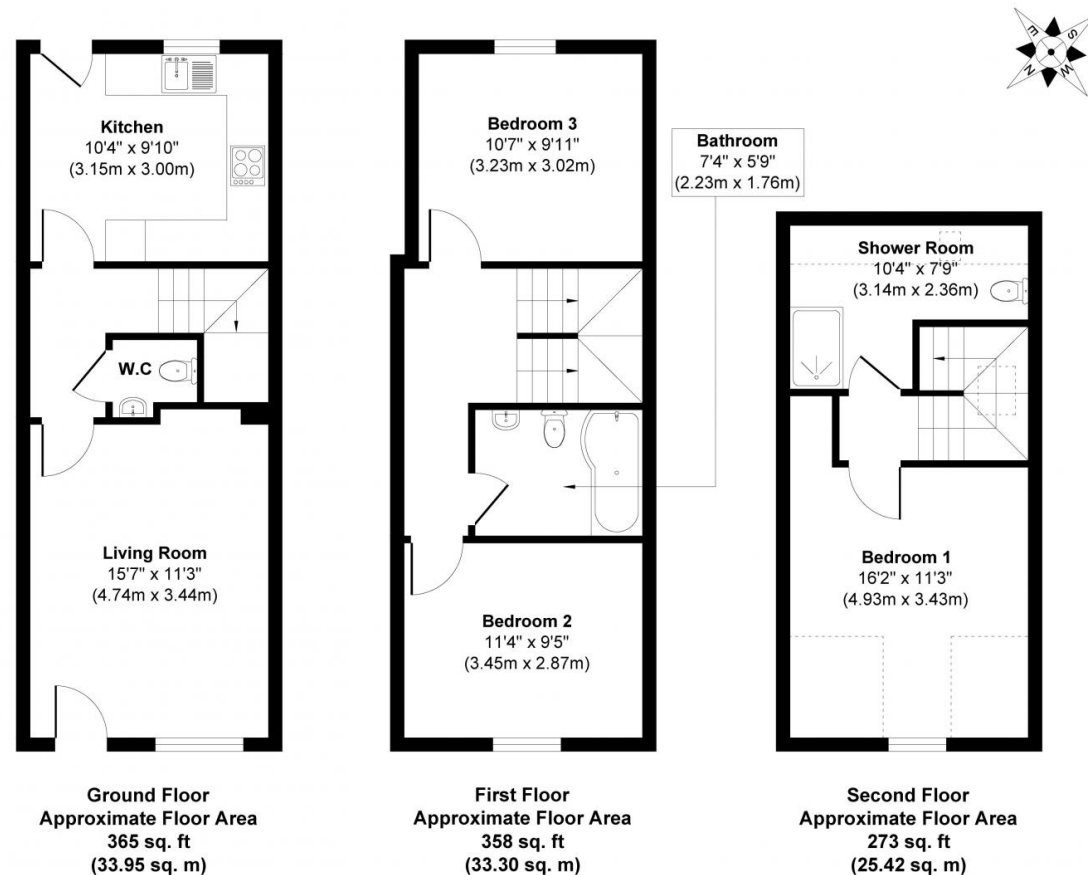


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