



ROB LETTS

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# Cattle Close, Pocklington

£275,000

3 2 1



This property is a beautifully presented three-bedroom home, built by Bovis Homes in 2022 and tucked away in a peaceful cul-de-sac in Pocklington.

This is an ideal home for first-time buyers or young families looking for something modern, smart and ready to move into. The property has been kept in excellent condition throughout and offers a practical layout that works well for everyday life.

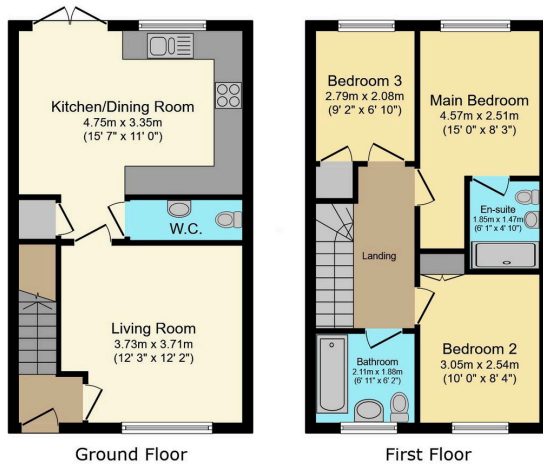
The ground floor includes a bright entrance hallway, a handy downstairs WC and a comfortable lounge with a built-in media unit. To the rear is a fully fitted kitchen diner with integrated appliances, good storage and proper space for a dining table.

Upstairs, there are three bedrooms, including a main bedroom with en-suite shower room, plus a smart modern family bathroom.

The standout feature is the rear outlook. Unlike many modern homes, this property does not back directly onto another row of houses. That gives the garden a much more open, private and peaceful feel.

Set within one of my favourite market towns, close to local shops, cafés, schools and countryside, this is a stylish, practical and move-in-ready home with a rare sense of space behind it.





Total floor area: 77.2 sq.m. (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Immaculate, three-bedroom modern home
- Peaceful cul-de-sac setting in Pocklington
- Ideal for first-time buyers or young families
- Main bedroom with en-suite shower room
- Allocated parking for two vehicles
- Built by Bovis Homes in 2022
- Rare open outlook to the rear
- Fully fitted kitchen diner with integrated appliances
- Modern family bathroom and handy downstairs WC
- When enquiring about this property, please quote ref: RL0918



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	85	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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