



## Victoria Road, Pocklington, York, YO42 2BZ

- Prime Location Moments From Pocklington Town Centre
- Spacious Living Areas With Feature Fireplace
- Large Enclosed Garden & Garage
- Three Generous Double Bedrooms
- Modern Kitchen

**Asking Price £240,000**





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## DESCRIPTION

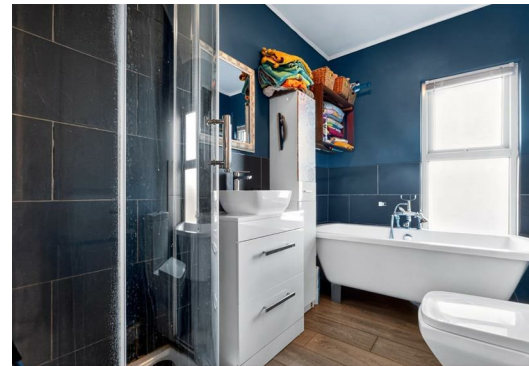
A beautifully presented end-terraced home, ideally positioned within a short walk of Pocklington town centre and its excellent amenities. The property offers well-balanced accommodation over two floors, complemented by a generous rear garden and the added benefit of a garage, making it an appealing choice for first-time buyers, families or investors.

The ground floor features a welcoming entrance hall leading to a bright sitting room with a brick fireplace, which opens through to a spacious dining room, creating a natural flow between the main living areas. To the rear, a well-appointed galley kitchen offers a range of fitted units, butcher-block work surfaces, a ceramic sink and built-in oven, with a side door providing convenient access to the garden. A separate WC completes the ground floor.

On the first floor, there are two comfortable double bedrooms served by a beautiful four-piece bathroom suite, including a bath with waterfall mixer tap, separate shower and contemporary fittings. The property has recently been extended into the loft with a spacious third bedroom with built in storage. The home benefits from double-glazed windows and a gas central heating system.

Outside, the enclosed rear garden includes lawned and patio areas, gated rear access and a personal door into the garage, along with outside lighting, a tap and a storage shed.

Pocklington is a thriving historic market town offering an excellent range of shops, services, leisure facilities and highly regarded schools, with strong commuter links to York, Leeds, Hull and the Yorkshire Wolds. Its blend of convenience and character makes this a particularly attractive location for a wide range of buyers.











Total floor area 125.9 sq.m. (1,355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### Viewings

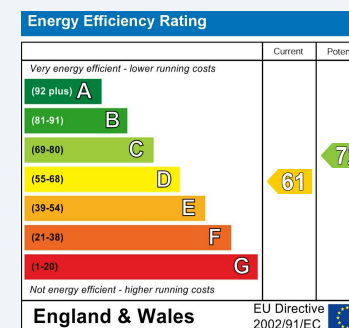
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.