

HORNSEYS

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£250,000

8 Woldgate View, Pocklington, York, YO42 2PS

**** 3 BED DETACHED HOUSE OFFERING SUPERB OPPORTUNITY ****

Located in an established residential area and close to local schools, this three bed detached property offers the opportunity to create a lovely home with the benefit of all local amenities close by.

Briefly comprising of entrance hall, living room, dining room, kitchen and conservatory on the ground floor, and three bedrooms and a bathroom on the first floor, the property would benefit from redecoration and possibly some modernisation, following on from a new boiler and radiators being fitted just four years ago.

Outside there are both front and rear gardens, both of which are mainly laid to lawn, a single garage, and private driveway offering ample parking.

The positioning of this property affords easy access to local amenities, schools, and beautiful countryside surroundings. Pocklington is a thriving market town conveniently located for travel to York, Beverley, Hull, and Leeds.

Bedrooms

3

Bathrooms

1

Receptions

2



POCKLINGTON

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

1.80m x 1.28m (5'10" x 4'2")

PVCu front entrance door leading to hallway, understairs cupboard, radiator, stairs off.

LIVING ROOM

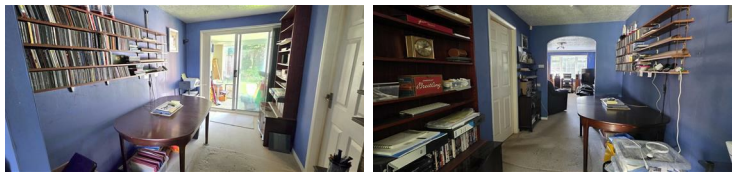
4.60m x 3.61m (15'1" x 11'10")



Gas fire with wooden mantle over, radiator, large window to front, archway to dining area.

DINING AREA

3.26m x 2.16m (10'8" x 7'1")



Open to living room through archway, door off to kitchen, patio doors to conservatory.

CONSERVATORY

2.61m x 1.91m (8'6" x 6'3")

With garden views and door to rear garden.

KITCHEN

3.43m x 2.28m (11'3" x 7'5")



Fitted wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap over, cupboard housing boiler, door to rear garden.

FIRST FLOOR

LANDING

Housing the airing cupboard and doors off to bedrooms and bathroom.

BEDROOM 1

3.91m x 2.68m (12'9" x 8'9")



Double bedroom with built-in wardrobes, radiator, large picture window.

BEDROOM 2

2.90m x 2.69m (9'6" x 8'9")



Double bedroom with built-in wardrobes, radiator, large picture window.

BEDROOM 3

3.07m x 1.76m (10'0" x 5'9")

Cabin bed with built-in storage, radiator, window.

BATHROOM
1.91m x 1.74m (6'3" x 5'8")



White suite comprising bath with plumbed shower over, WC, and pedestal basin with individual taps, window.

OUTSIDE

GARAGE

Detached single garage with up-and-over door, side personnel door, power and external tap, plumbing for washing machine.

FRONT GARDEN

Mainly laid to grass with path leading to front door and driveway.

REAR GARDEN



Private rear garden mainly laid to grass with mature shrubs, small patio area, and path leading to garage personnel door and driveway.

DRIVEWAY

Offering parking for three cars.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Intruder alarm.
Gas central heating.

COUNCIL TAX

Council Tax Band C.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan

