



Cherry Orchard Mews, Pocklington, York, YO42 2NF

- No Onward Chain • A nicely presented terraced property • Open plan kitchen/diner • Living room • Three bedrooms, two with built in wardrobes • Family bathroom • Fully enclosed rear courtyard garden • Parking to the front of the property • A short walk to the centre of town • EPC = C

Guide Price £180,000

This nicely proportioned three bedroom terraced home is situated in the heart of the highly sought-after market town of Pocklington, only a short walk from a wide range of local amenities. Pocklington is a vibrant and historic town with an excellent selection of independent shops, supermarkets, cafés, restaurants and pubs, together with highly regarded schools, sports and leisure facilities. The town also benefits from good transport links to York and the surrounding villages. The property is offered to the market with No Onward Chain.

The accommodation is arranged over two floors and offers well-balanced living space throughout. On entering the property you find yourself in the kitchen/diner with the sink positioned beneath the front window. The kitchen is fitted with a range of wall and base units with ample worktop space and room for appliances, while there is also space for a dining table, creating a practical and sociable area for everyday living. A sliding door gives access to a fully enclosed rear garden.

Continuing through on the ground floor you come to the living room which is both spacious and naturally light. Both the doors from the living room and kitchen open to a small hall with stairs rising to the first floor.

The first floor comprises of three bedrooms, two of which have built in wardrobes. Bedroom three could work well as a home office if home working is required. The family bathroom has been fitted with a bath, corner shower, pedestal hand basin and a low level w/c.

Externally, the property benefits from off-street parking to the front for one vehicle. To the rear there is a fully paved courtyard garden which is enclosed by fencing and a brick wall, creating a private and low-maintenance outdoor space suitable for seating or outdoor dining.

This property would make an excellent purchase for first-time buyers, downsizers or investors seeking a well-located home within easy reach of everything Pocklington has to offer.

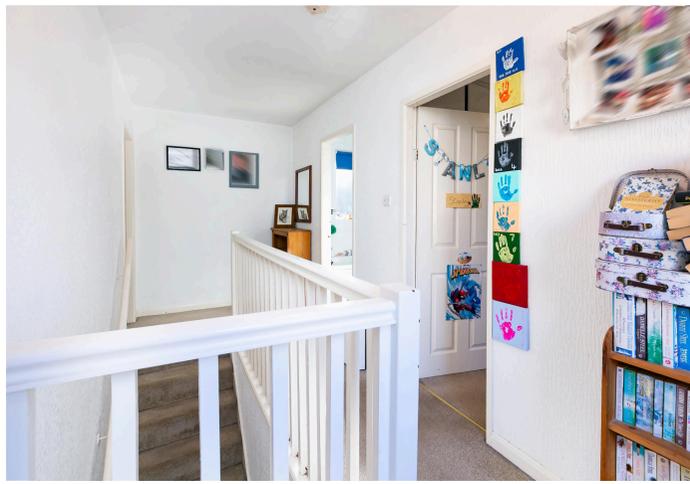




A LOVELY THREE BEDROOM PROPERTY LOCATED IN THE CENTRE OF TOWN WITH ONWARD CHAIN



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)	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			
		70	83

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			

Address: Cherry Orchard Mews, Pocklington, York, YO42 2NF
Reference: 2614

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

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 844 sq. ft 78.44 sq. m

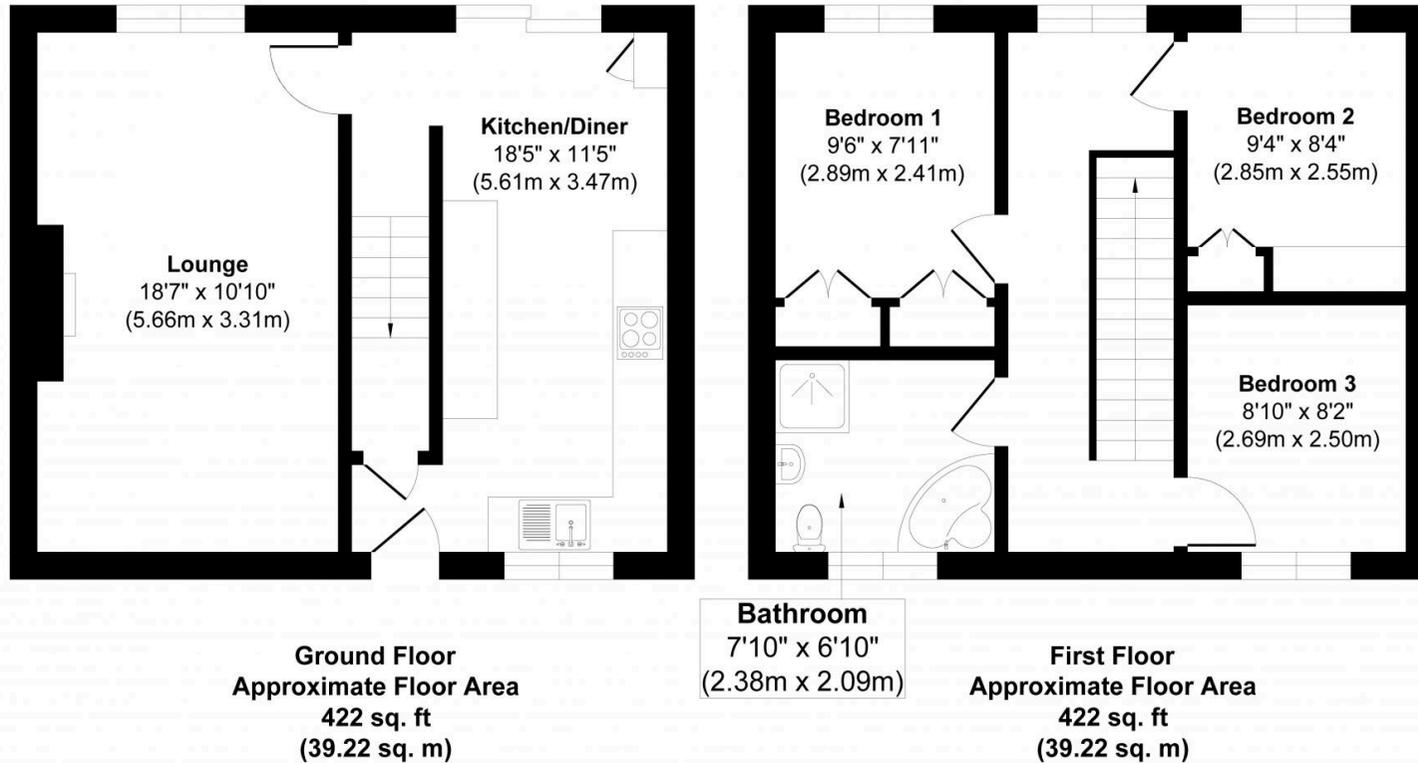
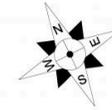


Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.