



ROB LETTS

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Bintley Drive, Pocklington

Guide Price £280,000

4 3 1



A spacious and highly flexible three-storey home, ideally located just a short walk from the heart of Pocklington. Offering approximately 1,400 sq ft, this property delivers impressive value for money and a layout that can adapt to suit a range of lifestyles.

Originally designed as a four-bedroom home, the current owners have reconfigured the first floor to create three larger bedrooms. However, the property can easily be returned to its original four-bedroom layout, giving buyers the freedom to choose what works best for them.

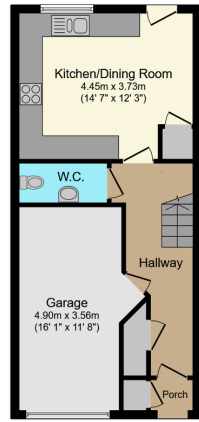
The ground floor features a full-width dining kitchen with a range of integrated appliances and direct access to the rear garden, making it a great space for both everyday living and entertaining. There is also a convenient ground floor WC and internal access to the integral garage.

Across the upper floors, the home offers a bright and spacious sitting room, multiple bath and shower rooms, and well-proportioned bedrooms, including a main bedroom with en suite.

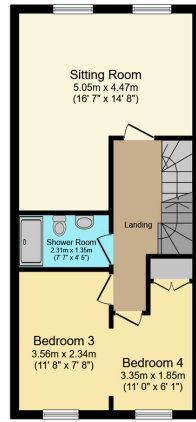
Outside, there is driveway parking to the front and an enclosed, low-maintenance garden to the rear.

This is a fantastic opportunity in a highly convenient location.

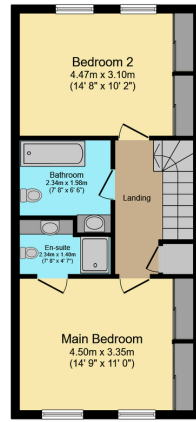




Ground Floor
Floor area 45.1 sq.m. (486 sq.ft.)



First Floor
Floor area 45.1 sq.m. (486 sq.ft.)

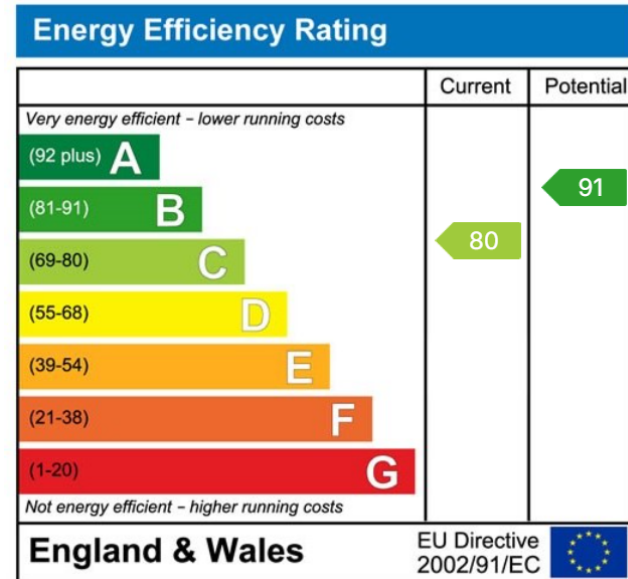


Second Floor
Floor area 45.1 sq.m. (486 sq.ft.)

Total floor area: 135.4 sq.m. (1,458 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 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

- 4-bedroom town house (currently configured as 3)
- Option to reinstate fourth bedroom if required
- Three bath/shower rooms plus ground floor WC
- Integral garage with internal access and driveway parking
- Enclosed rear garden with patio and lawn
- Approx. 1,400 sq ft of accommodation over 3 floors
- Full-width dining kitchen with integrated appliances
- Principal bedroom with en suite and fitted wardrobes
- First floor sitting room with excellent natural light
- Walking distance to Pocklington town centre



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