



**Springfield Road, Pocklington, East Yorkshire, YO42 2UY**



• Well presented semi-detached property • Close to Pocklington town centre and local amenities • Ideal for first time buyers, investors or downsizers • Open plan kitchen/diner • Spacious living room • Three bedrooms • Modern family bathroom • Enclosed rear garden • Off street parking • EPC = C

## Guide Price £249,950

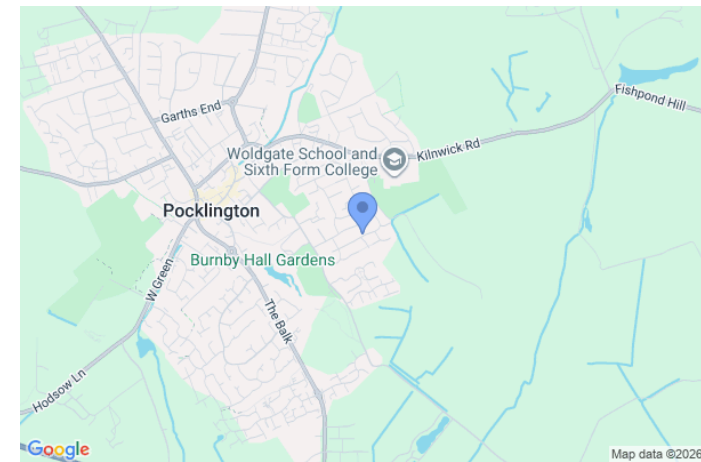
Situated in the ever-popular market town of Pocklington, this well-presented three-bedroom semi-detached home offers spacious, ready-to-move-into accommodation, ideal for first-time buyers, growing families or those looking to downsize. Enjoying an excellent location close to a wide range of local amenities, well-regarded schools and superb transport links to York, Hull and the surrounding villages, this is a home that combines convenience with comfortable modern living.

The accommodation begins with an entrance hall leading into a generous living room, providing a bright and welcoming space to relax. To the rear is a stylish open-plan kitchen/dining room, fitted with a range of modern units and offering plenty of space for everyday family life and entertaining, with French doors opening directly onto the rear garden.

To the first floor are three well-proportioned bedrooms, all offering excellent versatility for families, home working or guest accommodation, together with a contemporary family bathroom finished with modern fittings.

Externally, the property benefits from off-street parking to the front alongside a useful lean-to providing excellent additional storage. To the rear is a fully enclosed garden, predominantly laid to lawn with a paved seating area, offering a safe and private space to enjoy throughout the year.

Well maintained throughout and ready for its next owners to make their own, this is a fantastic opportunity to purchase a spacious home in one of East Yorkshire's most sought-after market towns.



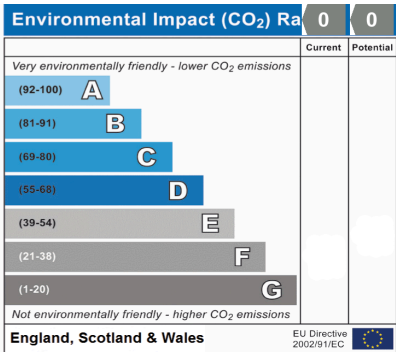
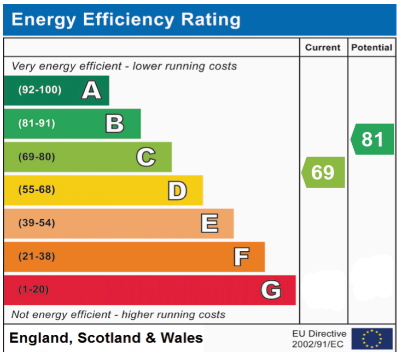


**OPEN PLAN KITCHEN/DINER**









Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

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 890 sq. ft / 82.65 sq. m**

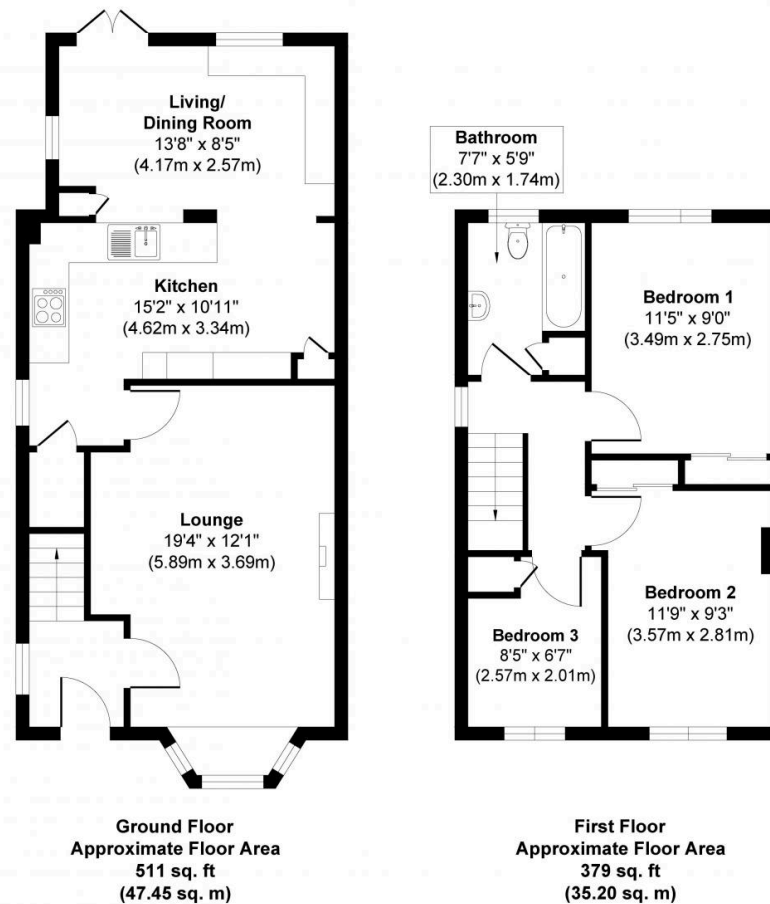


Illustration for identification purposes only, measurements approximate, not to scale.  
Copyrighted and Produced by MS Property Marketing.

#### 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.