



White Mill Drive, Pocklington, East Yorkshire, YO42 2FF

• No Onward Chain • Detached family home • Open plan kitchen/diner • Spacious living room • Master bedroom with en-suite • Two further double bedrooms • Modern family bathroom • Enclosed rear garden with patio seating area • Detached garage and off street parking • EPC = B

Guide Price £325,000

Situated within a popular residential development in the ever popular market town of Pocklington, this attractive three bedroom detached home offers well-presented and versatile accommodation, a generous enclosed rear garden and the highly sought-after benefit of a detached single garage.

The property has been finished to a very good standard throughout, with a mix of neutral décor and modern features. The stylish feature walls, attractive lighting, contemporary bathrooms and carefully chosen finishes give the home a smart and welcoming feel, while the overall presentation means it is ready to move straight into.

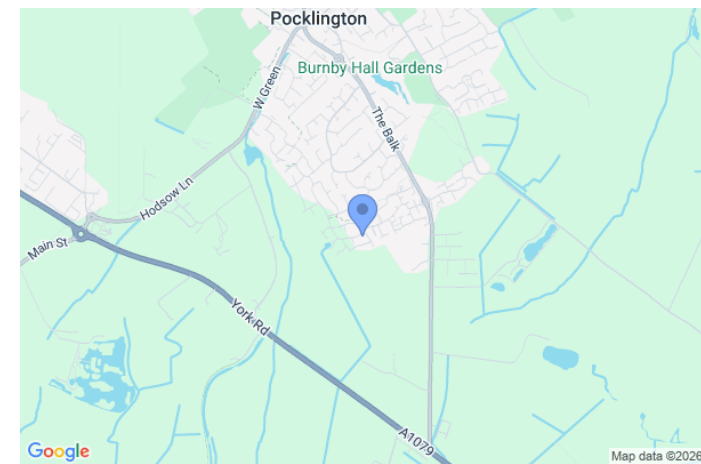
The ground floor provides a welcoming entrance hall with attractive herringbone flooring, a useful downstairs W.C and a spacious living room. To the rear is an impressive open-plan kitchen/diner, providing a great space for both everyday living and entertaining, with French doors opening onto the rear garden. A separate utility room adds further useful space.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The second and third bedrooms offer plenty of flexibility for family members, guests or those working from home and are serviced by a modern family bathroom.

Outside, the property benefits from a lawned front garden and paved driveway providing off-street parking and access to the detached garage. The enclosed rear garden is a particular feature, with a good-sized lawn and paved seating area providing an ideal space for relaxing, entertaining and enjoying the outdoors.

Pocklington offers a good range of everyday amenities including shops, cafés, restaurants, pubs, supermarkets and local services, together with a choice of schools and leisure facilities. The town sits on the edge of the Yorkshire Wolds and is well placed for access to the surrounding countryside, while the A1079 provides convenient road links to York and Hull.

Overall, this is a fantastic opportunity to purchase a well-finished and carefully maintained detached family home in a popular location, with the added benefit of No Onward Chain.





BEAUTIFULLY PRESENTED DETACHED FAMILY HOME



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(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, Scotland & Wales	EU Directive 2002/91/EC	

Address:
Reference: 2468

Environmental Impact (CO ₂) Ra		
	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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



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Approx. Gross Internal Floor Area 1124 sq. ft / 104.47 sq. m

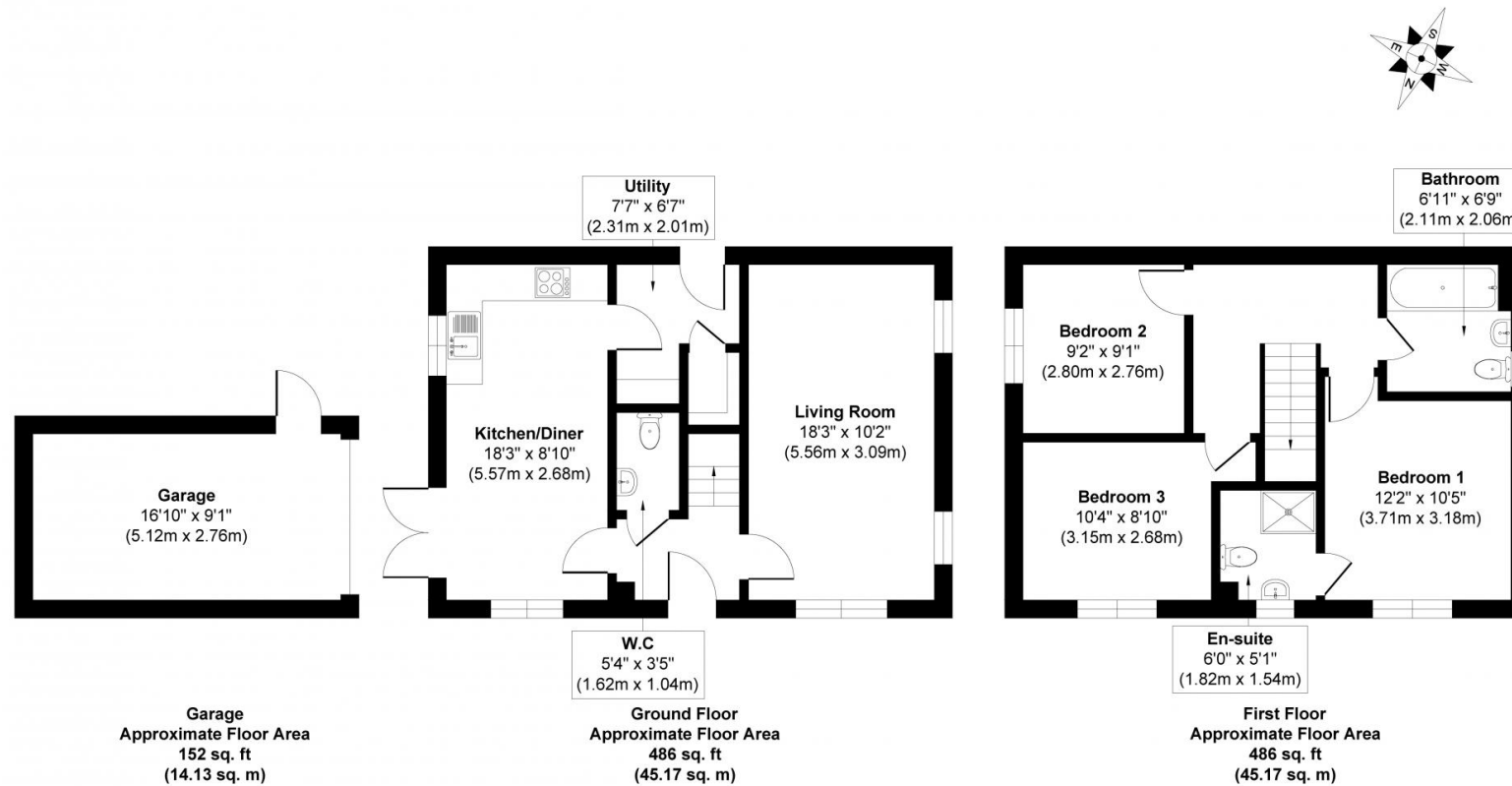


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