

RM
English



New Street, Pocklington, York, YO42 2PZ

- No Onward Chain • A beautifully presented period home in a highly desirable location • Living room with a fireplace at its centre • Dining room • Kitchen with a range of storage units & appliances • Two double bedrooms & a contemporary family bathroom • Range of stores with potential for conversion • Low maintenance garden with a patio, artificial grass & a summer house • Off street parking & shared access over the drive for next door property • EPC = D

Guide Price £285,000

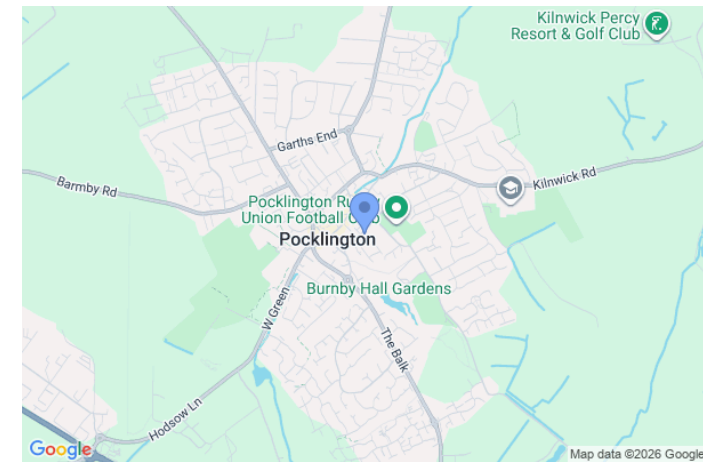
Rare to the market, this charming two bedroom period end terrace offers an exceptional opportunity to acquire a tastefully updated residence situated right in the heart of Pocklington. Having undergone modernisations, the home seamlessly blends modern comforts with characterful original features, including ornate plasterwork and high ceilings that create a wonderful sense of space and light throughout. The property is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything it has to offer.

On the ground floor, a welcoming entrance hall with original detail leads into two generous reception rooms linked by characterful timber and glass arch. The cozy front living area sits alongside a separate dining room featuring a feature recess, decorative ceiling coving and roses, and built-in alcove and under-stairs storage. Towards the rear, a functional galley kitchen comes equipped with fitted wall and base units, hob, eye-level oven and microwave oven.

Upstairs, a split-level landing with built-in storage leads to two well-proportioned double bedrooms and a remarkably spacious house bathroom. The principal bedroom located at the front of the property offers expansive sleeping accommodation, while the second double bedroom sits to the rear. The bathroom is modern and has been fitted with a freestanding bath, walk in shower with a rainfall shower head, low level w/c and a hand basin.

Externally, the property stands on a surprisingly generous plot for a central town location. The front is neatly paved behind wrought iron fencing and a matching gate, with secondary timber double gates opening onto a private driveway. To the rear, the outdoor space has been transformed into an attractive, low-maintenance garden featuring a patio seating area, an area of artificial grass, brick-built outbuildings and a summer house equipped with power. Please note that the adjoining neighbour retains a right of way through the main timber gates along the driveway to their own parking area.

Positioned on New Street, the home sits just moments from Pocklington's vibrant town centre amenities, including local supermarkets, doctors' surgeries, library, independent shops, and highly regarded schooling such as Pocklington School. The market town also provides convenient transport connections, sitting approximately 13 miles east of York and 25 miles from Hull, with straightforward access to the M62 motorway network.





AN ATTRACTIVE PERIOD HOME CLOSE TO THE CENTRE OF TOWN WITH NO 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		
	56	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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 B

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 1112 sq. ft / 103.38 sq. m
Outbuilding 229 sq. ft / 21.29 sq. m
Total 1341 sq. ft / 124.67 sq. m

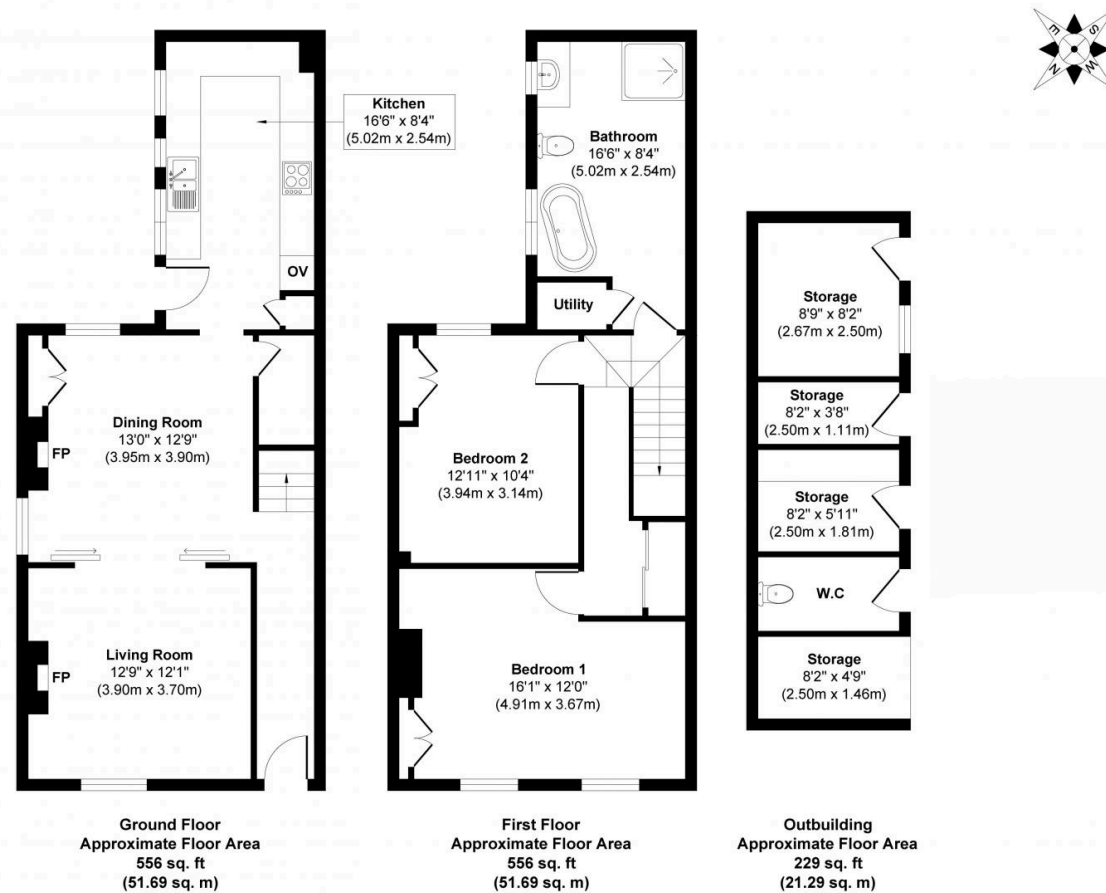


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