Kilnwick Road, Pocklington, York, North Yorkshire, YO42 2JY

• No Onward Chain • Living room with gas fire • Good sized kitchen/diner with doors out to the rear garden • Three bedrooms • Family bathroom • Enclosed rear garden • Off street parking at the rear • Amenities close by • Perfect for a first time buyer, young family or an investor • EPC = C

Guide Price £160,000

Located only a short walk from the town centre and all of its amenities is this nicely presented, three bedroom family home. The property is ideally suited to a first time buyer looking to get on the property ladder, a young family looking for a bit more space or an investor. Houses within this area are in high demand so an early viewing is recommended to avoid missing out. The property is offered to the market with No Onward Chain.

On entering you will find yourself in a porch, this is a useful space perfect for the storage of coats and shoes. The living room is spacious with a window to the front that provides views over the enclosed front garden. At the centre of the room there is an ornate fireplace with gas fire and granite hearth. There are a set timber double doors to the back of the room that open to the kitchen/diner.

The kitchen/diner is large with space for a good sized dining table, chairs and a sofa. The kitchen has a horseshoe shaped worktop, stainless steel sink with drainer, four ring gas hob, Indesit single oven and a number of storage units. There is space for a washing machine and dryer. A set of uPVC doors open to the rear garden, perfect if you are entertaining in the summer months.

To the first floor there are three good sized bedrooms and a family bathroom. The bathroom comprises of a bath with hand held shower attachment, w/c and pedestal hand basin.

The rear garden is fully enclosed and mainly laid to lawn with the addition of a patio seating area. There is off street parking for at least one car.

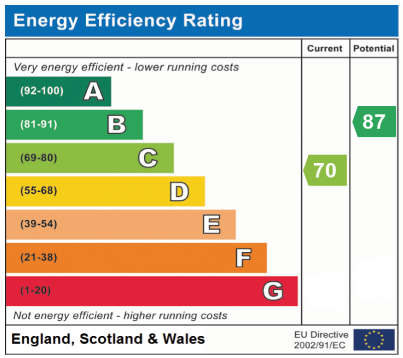
Location

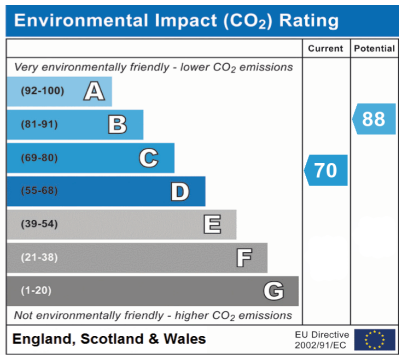
Pocklington is a market town approx. 13 miles east of York, Approx. 25 miles from Hull and approx.18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supportedPocklington Arts Centre. Within the town is an excellent U3A with a wide range of activities and groups. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

DIRECTIONS:
From the office turn right at the mini roundabout, and second right onto Chapmangate. Continue and this leads into London Street which in turn becomes Kilnwick Road. The
property is on the left hand side identified by our For Sale board.

A LOVELY THREE BEDROOM FAMILY HOME CLOSE TO THE TOWN CENTRE

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202





Address: Kilnwick Road, Pocklington, York, North Yorkshire, YO42 2JY

Reference: 578

Viewing strictly by appointment

Tenure Freehold

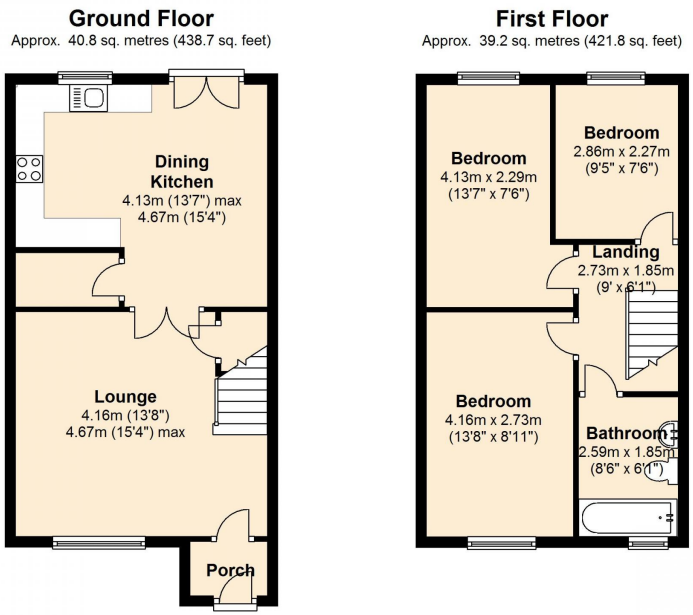
Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

NOT TO SCALE-FOR ILLUSTRATIVE PURPOSES ONLY.
All measurements and fixtures including doors
and windows are approximate and should be
independently verified.
ENVIRO-CHECK LTD
Plan produced using The Mobile Agent.

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.