



27 Victoria Road, Pocklington, YO42 2BZ

• Victorian terraced house • Living room • Dining room • Kitchen • Bathroom • Master bedroom with ensuite • Two further bedrooms • Gas central heating & uPVC double glazing • Lovely sunny garden • Detached garage • EPC rating = C •

Asking Price £180,000

This charming mid terraced property is a much loved home with many characterful features. Located close to the town centre and schools, with a lovely vista overlooking the park, we urge you to take a closer look inside.

The entrance hall leads to the dining room with stairs to the first floor. An open fireplace exists but is currently boarded up. In the living room, the fireplace has the original slate sides and mantle set in a brick surround. Housing a multi-fuel stove it oozes character and is a lovely focal point. Originally the two rooms were divided but have been opened up to provide an open plan arrangement.

A modern kitchen provides extensive storage with plenty of workspace surface. Off the kitchen is a useful utility room with sink and plumbing for a washing machine. An external door leads to the rear garden.

The bathroom has been upgraded by the current owner and comprises a free standing bath with chrome claw feet and shower attachment, hand basin, toilet and towel radiator. There is also loft access for additional storage.

To the first floor there are two double bedrooms and a single that is currently utilised as a dressing room. The master bedroom has an ensuite shower room. Access to the boarded loft is from the landing via a fixed ladder.

Outside there is a pretty garden with a seating area extending to lawn. At present the lawned garden is fenced, so perfect for small children or dogs. It is evident as you look around the garden, that our vendor enjoys gardening, and as a consequence there is a variety of planting and shrubbery. There is an external electrical point near the patio seating area.

A detached garage has power, light and an electric door.

This well presented property is worthy of closer inspection, to appreciate the size once you walk through the front door, and the lovely location.

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 supported Pocklington 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 Pocklington office turn right at the roundabout and proceed taking the second right onto Chapmangate. Turn second left onto Hallgate, and right at the T junction onto Kirkland Street. Turn right onto Victoria Road and the property is on the left hand side. There is a for sale board.





Victorian terrace with open aspect to the front and a pretty enclosed rear garden



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			
		69	84

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			
		66	82

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



Address:
Reference: 233



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Offices in York, Pocklington and Market Weighton

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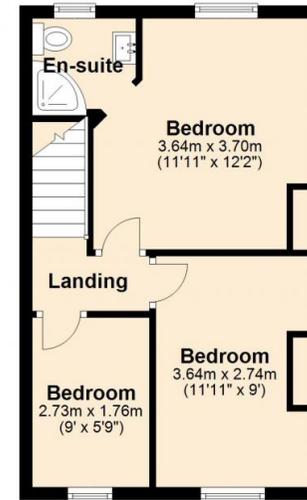
Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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