



West Green Drive, Pocklington, York, YO42 2YZ

• No Onward Chain • A detached family home in a highly desirable location • Living room with a bay window and a fireplace • Dining room • Kitchen with a range of fitted appliances • Utility room • Three bedrooms, one with an en-suite. Family bathroom • Enclosed rear garden • Garage & off street parking on the drive • EPC = D

Guide Price £275,000

Are you looking to upsize, like privacy but still want quick access into the centre of Pocklington, then look no further as this lovely family home could be exactly what you have been waiting for. The property occupies a corner plot just off West Green Drive and is offered to the market with No Onward Chain.

On entering you will see stairs rising to the first floor and a door on the left which provides access to the cloakroom with a w/c and hand basin. The living room has a bay window to the front that allows natural light to flood in, whilst an electric fire can be found at the centre with an ornate timber surround and stone hearth. A pair of timber and glass doors open to the dining room which provides more than enough space for a formal dining table with chairs, whilst a sliding door at the rear opens to the garden.

Moving through into the kitchen you will find two worktops, one of which incorporates an induction hob with an extractor over and a ceramic sink with drainer. There is an electric oven, multiple storage units and space for a fridge/freezer. There is a separate utility room that has been fitted with a worktop that incorporates a stainless steel sink with drainer and has space below for white goods. There are two doors within this room, one opens to the garden, the other to the integral garage.

To the first floor there are three bedrooms, the master benefitting from an en-suite shower room. A family bathroom comprising bath with shower over, hand basin with storage below and a low level w/c completes the internal accommodation.

Externally the rear garden is fully enclosed by timber fencing, making it perfect if you have young children or pets. There are a variety of mature shrubs, trees and flowers to the borders, whilst lawn occupies the centre of the garden. In addition there is a patio seating area immediately adjacent to the dining room, perfect for entertaining guests in the summer months. To the front you will find a parking for multiple cars and lawn to either side of the drive.





AN ATTRACTIVE FAMILY HOME 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			
		64	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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



Address: West Green Drive, Pocklington, York, YO42 2YZ
Reference: 1892



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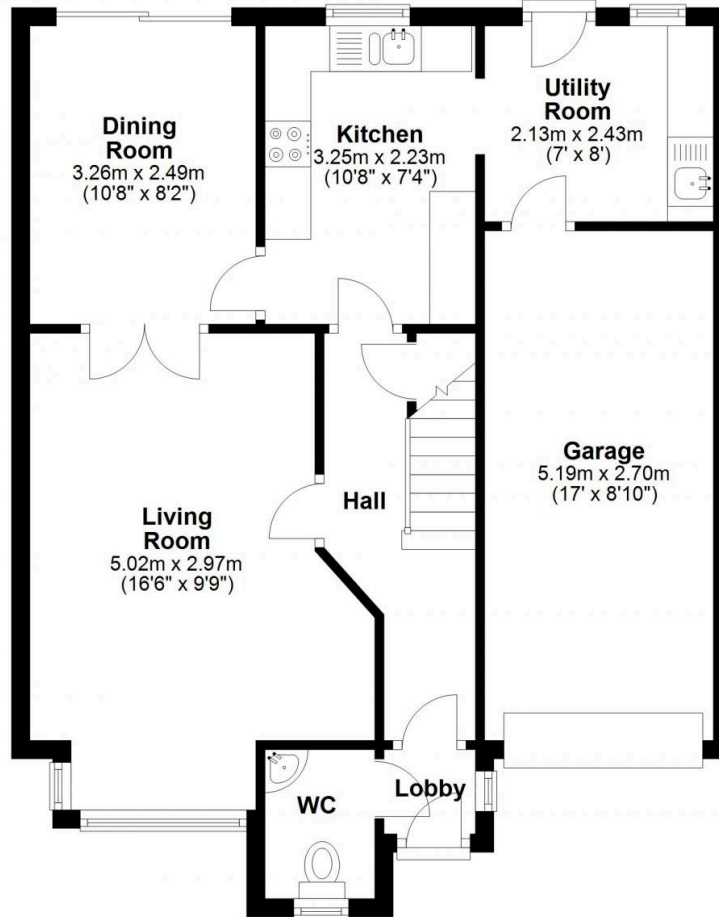


Offices in York, Pocklington and Market Weighton

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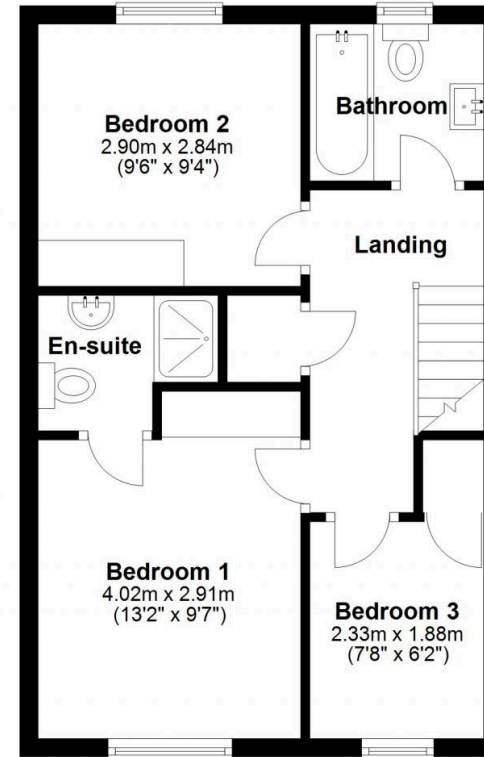
Ground Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

36 West Green Drive

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