



Victoria Road, Pocklington

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Living room with multiple windows and a log burner • Open plan kitchen/living/dining area • 2nd reception room/ground floor bedroom
- Shower room • Three good sized bedrooms, two with built in wardrobes. En-suite shower room • Family bathroom • Garage & workshop • EPC = D

Guide Price £299,999

If you are looking for a property that is only a short walk from the centre of town, has multiple reception rooms, a stunning kitchen, good sized bedrooms, a garage and outside storage, then look no further as this deceptively spacious property could be exactly what you have been waiting for. The property is offered to the market with No Onward Chain so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a spacious hallway with doors off to all sides. The main living room is on the right which is substantial in size and benefits from a log burner in one corner. There are two separate single doors that open out to the low maintenance rear garden. A second reception room can be found to the front of the property which could be used for a variety of purposes including a ground floor bedroom. Within the hallway there is a shower room comprising shower, low level w/c, hand basin with storage below and a heated towel rail.

The kitchen/dining/living area is contemporary, stylish and spacious, something that will surely appeal to the majority of purchasers. There is an L shaped worktop that incorporates a four ring gas hob and a stainless steel sink with drainer. There is a double oven, various storage cupboards, a shelved pantry and a second worktop. Beyond is the dining area which has space for a good sized table and chairs. The snug has a log burner at its centre with a slate hearth and brick surround. There is a set of double doors that open into the second reception room/ground floor bedroom. A separate utility room with a worktop that incorporates a stainless steel sink with drainer, has space for white goods and a door that opens to the rear garden completes the ground floor.

To the first floor you will find three good sized bedrooms, two of which have built in wardrobes, whilst the master bedroom also benefits from an en-suite shower room. A family bathroom comprising bath with shower over, floating hand basin with storage below, low level w/c and chrome heated towel rail completes this floor.

Externally the rear garden is extremely low maintenance and secure. There is raised decking at one end that provides the perfect place for entertaining guests in the summer months. At the other end you will find a good sized block built store and a garage with an up and over door.

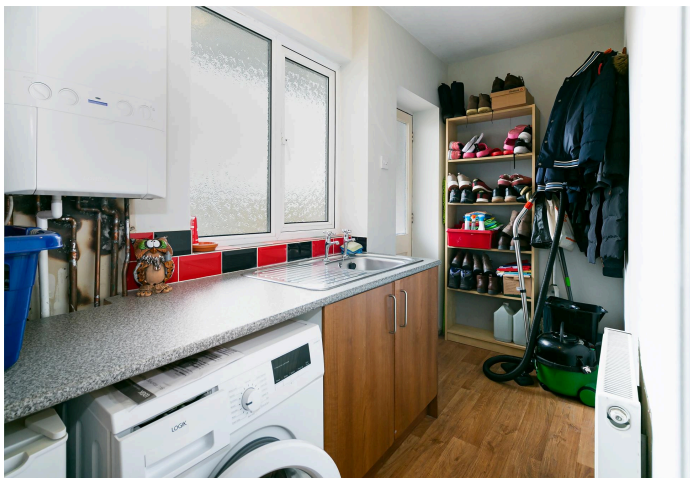




A DECEPTIVE FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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			
		60	82

Environmental Impact (CO ₂) Ra		0	0
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			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1226

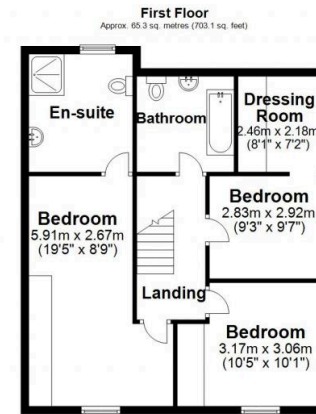
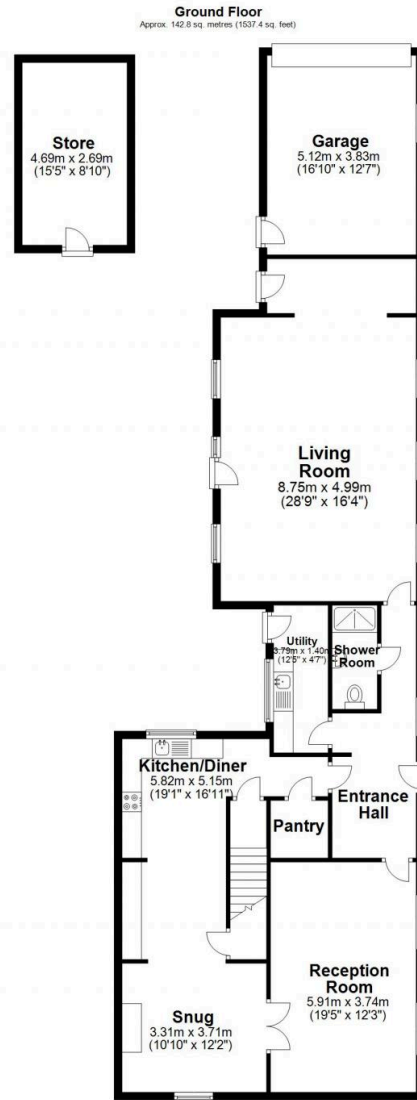


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R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Total area: approx. 208.1 sq. metres (2240.5 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.

1 Victoria Road

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