



Victoria Road, Pocklington, York, YO42 2BZ

- A lovely family home with character and charm
- Perfectly located for quick access to the centre of Pocklington
- Detached garage with a workshop
- Living room with a bay window
- Snug with original storage cupboards
- Spacious kitchen
- Three bedrooms, two with built in storage. Family bathroom and separate w/c
- Loft converted into a very useful storage space
- Stunning garden with a patio, mature trees and shrubs
- EPC = D

Guide Price £285,000

If you are looking for a period property that oozes character and charm, then look no further as this lovely home provides just that. The property is located only a short distance from the centre of town, has a detached garage and boasts a stunning garden that will surely appeal to anyone that is green fingered. Houses within this area are highly sought after, so a viewing is recommended to full appreciate everything that it has to offer.

On entering you will see stairs rising to the first floor and two doors on the right hand side that provide access to the reception rooms. The first door opens to the sitting room which has a lovely bay window to the front that provides views over park and allows natural light to flood in, whilst a gas fire with a tiled hearth and timber surround can be found at the centre. The second door provides access to the snug/dining room which has a recess at its centre and built in storage to either side.

The kitchen is at the back of the property and has been fitted with a U shaped worktop that incorporates a ceramic sink and drainer. There are various storage cupboards, a freestanding cooker with four ring gas hob over and space for additional white goods. There is space for a breakfast table with chairs, whilst a door to the side provides access to the rear garden.

To the first floor there are three good sized bedrooms, two of which have fitted storage. The loft has been converted into a very useful storage space with built in cupboards and a Velux roof light. The family bathroom has a bath with an Aqualisa power shower over and a pedestal hand basin. Immediately adjacent is a separate w/c.

The south west facing garden is beautifully presented with the majority laid to lawn. The borders have been planted with a mixture of mature trees and shrubs which inject colour. There is a patio seating area and a path which leads to the garage. The garden is fully enclosed so is perfect if you have young children or pets. The garage is a good size and benefits from a workshop at its rear.





AN ATTRACTIVE FAMILY HOME WITH PERIOD FEATURES



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			
		59	78

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 C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Victoria Road, Pocklington, York, YO42 2BZ
Reference: 1772



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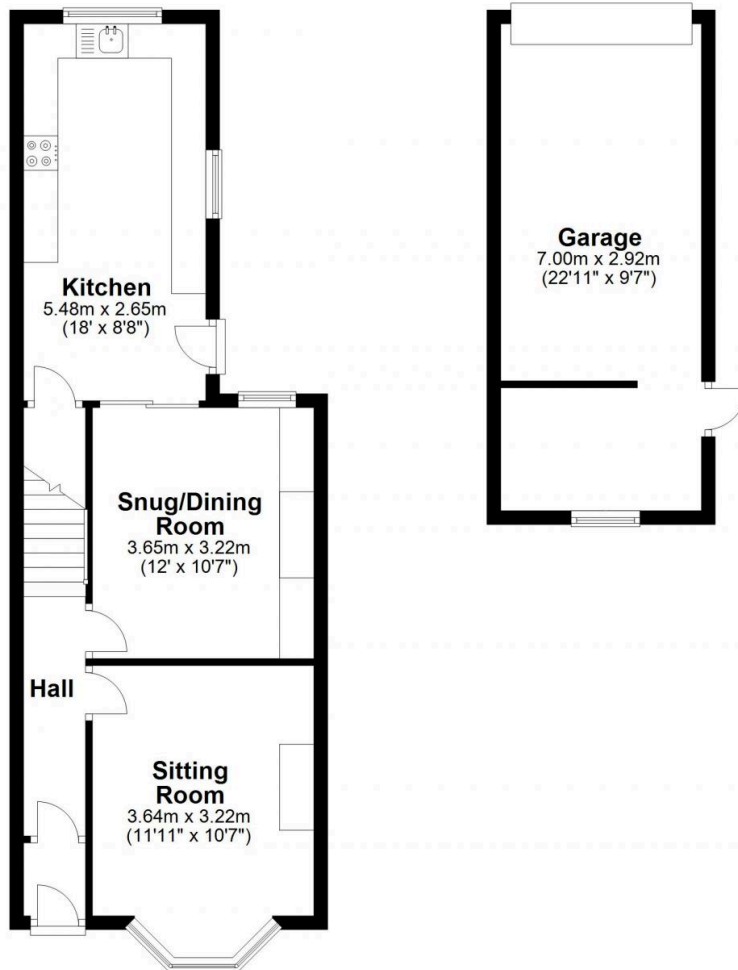


Offices in York, Pocklington and Market Weighton

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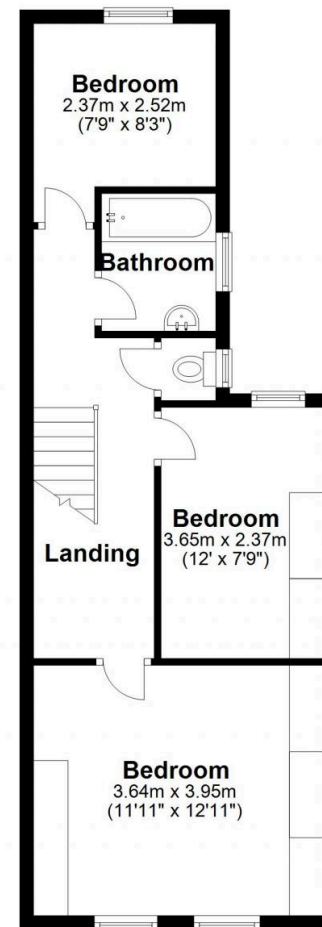
Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



Total area: approx. 112.7 sq. metres (1213.5 sq. feet)

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

31 Victoria Road

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