

RM
English



Hayton Avenue, Pocklington, York, YO42 2UH

- A beautifully presented family home in a highly desirable location
- Contemporary design
- Living room with a large window that allows natural light to fill the room
- Open plan kitchen/diner with a number of fitted appliances
- Ground floor cloakroom with w/c and hand basin
- Three bedrooms, two with built in wardrobes
- Family shower room with walk in double shower, w/c and hand basin
- Fully enclosed rear garden perfect for young children or pets
- Parking for two cars to the front
- EPC = B

Guide Price £262,000

This beautifully presented three bedroom property is ideally suited to a first time buyer, an investor or someone that is looking to downsize. A viewing is highly recommended to fully appreciate this contemporary and well maintained home, located in the highly desirable town of Pocklington.

As you enter the property there is a cloakroom to your right hand side with a low level w/c and pedestal hand basin. The living room is on your left which is both spacious and naturally light, with space for a wall mounted electric fire at its center.

Moving into the kitchen diner there is an L-shaped worktop incorporating a stainless steel sink with drainer and four ring Zanussi induction hob. Appliances include; two brand new Zanussi single ovens, a brand new Zanussi dishwasher, full height integrated fridge freezer and a Zanussi washing machine. In addition there are various wall and base units for storage. The adjacent dining area provides space for a table with chairs. A set of double doors open to the rear garden. Under stairs storage completes the ground floor.

To the first floor there are three bedrooms, two of which have built-in wardrobes. The family bathroom comprises a full height storage cupboard, walk-in double shower, hand basin with storage below, low level w/c, chrome heated towel rail and a wall mounted storage unit.

Externally the rear garden is primarily laid to lawn with a patio seating area immediately adjacent to the house. A path to one side provides access to a second patio seating area at the rear of the garden, so the sun can be enjoyed throughout the year. The garden is fully enclosed by a timber fence with a gravel border that has been planted with a variety of shrubs. In addition, there is a timber garden shed, ideal for storing garden paraphernalia. To the front of the property there is off street parking for two cars.





A MODERN THREE BEDROOM PROPERTY WITH AN 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		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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



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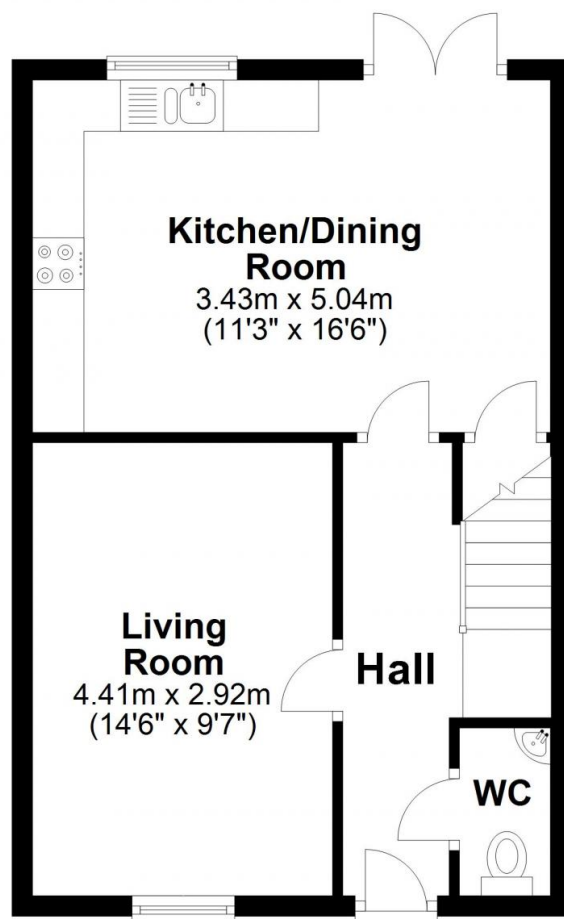


Offices in York, Pocklington and Market Weighton

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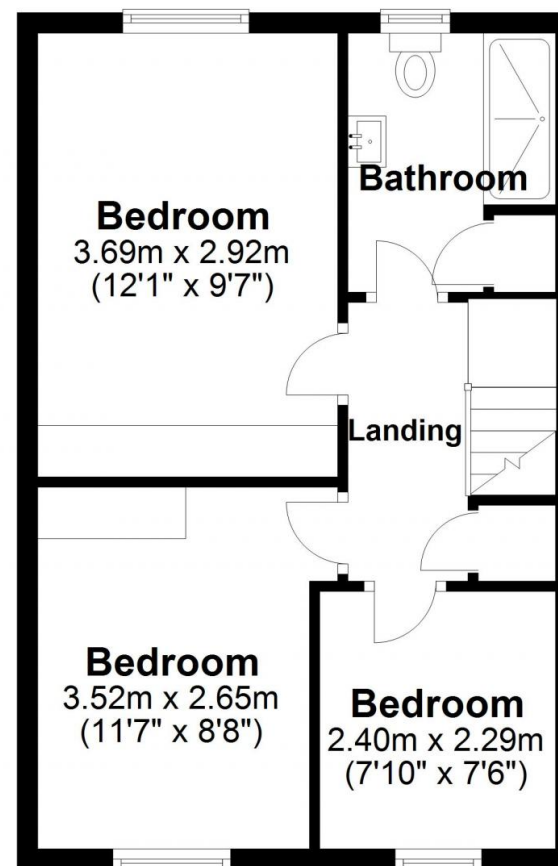
Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 80.0 sq. metres (861.5 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.

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