



35 Parisi Way, Pocklington, York, YO42 2TG

WELL PRESENTED FAMILY HOME - NEWLY BUILT IN 2019 BY MULGRAVE - MODERN KITCHEN DINER WITH UTILITY ROOM OFF - THREE BEDROOMS - MASTER WITH ENSUITE - LANDSCAPED LOW MAINTENANCE GARDEN - CONTACT HUNTERS FOR MORE INFORMATION

Asking Price: £315,000

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DESCRIPTION

Overview

This well presented family home was newly built by Mulgrave in 2019 offering modern living with landscaped south easterly facing garden.

Located within the vibrant market town of Pocklington where a wide variety of amenities are available including supermarkets, coffee shops and restaurants, Arts Centre with cinema, Francis Scaife leisure centre, doctors surgery with pharmacy and an excellent choice of local primary and secondary schools. The town is also popular amongst commuters due to its proximity to York, Leeds and Hull via major road networks including A1079, A64, A1/M1 and the M62. There is also a regular bus service running half hourly between York and Hull in addition to the mainline railway stations in Howden, Brough and York.

The front of the property is approached via a driveway leading to the detached garage with side gate providing access to the beautifully landscaped garden. The front door opens into the welcoming entrance hall with stairs to the first floor landing and doors to the lounge with windows to dual aspects, downstairs cloakroom and modern kitchen diner with utility room off. The stylish kitchen diner is fitted with a range of base and wall units plus breakfast bar incorporating integral appliances to include one and a half stainless steel sink, fridge, freezer, double oven, induction hob with extractor unit over and slim dishwasher. Double doors open from the kitchen diner to reveal the enclosed south easterly facing garden which has been landscaped by the current owners to provide decked seating areas, raised borders stocked with a variety of plants and shrubs plus outside tap.

To the first floor landing are three bedrooms with master bedroom benefiting from ensuite facilities plus house bathroom fitted with a three piece suite comprising WC, hand basin and bath with shower over.

The property also benefits from gas fired central heating and UPVC double glazing.

Material Information

Tenure Type; Freehold

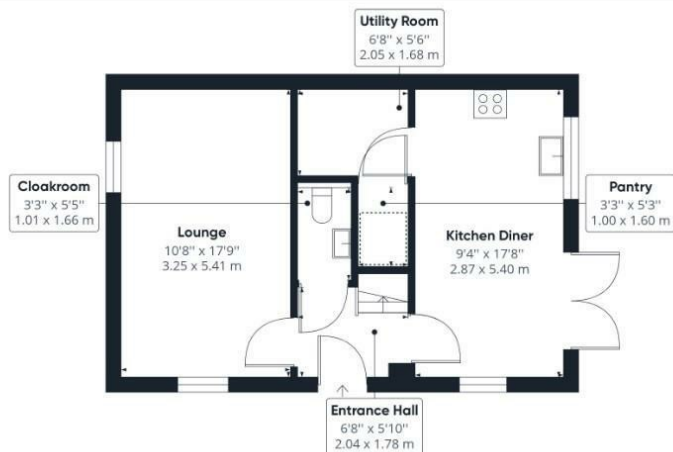
Council Tax Banding; D

EPC Rating; B

Maintenance Fee: Annual fee due to Alperston Property Management







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1154.08 ft²

107.22 m²

Reduced headroom

10.62 ft²

0.99 m²

⁽¹⁾ Excluding balconies and terraces

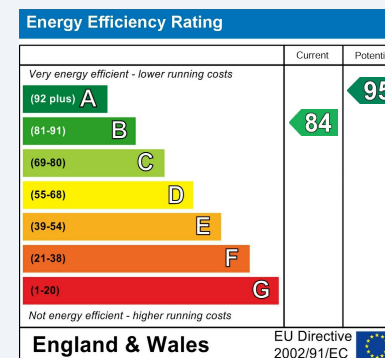
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

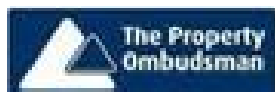
Viewing

Please contact our Hunters Pocklington & Market Weighton Office on 01759 487007 if you wish to arrange a viewing appointment for this property or require further information.

77 Market Street, Pocklington, YO42 2AE

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