

37 Browning Road, Pocklington, YO42 2GN

This delightful semi-detached property, in good condition with original double-glazed wooden windows, offers a spacious reception room, three tastefully designed bedrooms, a bathroom with a shower over bath, a modern kitchen. This property also offers a driveway and an attached garage, allowing for safe off-road parking. This home is situated in a prime location with excellent transport links, nearby schools and amenities, beautiful parks, and a strong local community.

Asking Price £220,000

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DESCRIPTION

Overview

This delightful semi-detached property is a true gem, offering a comfortable living experience. Situated in a sought-after location of Broadmannor, it boasts an excellent transportation network, making commuting a breeze. With its close proximity to great schools, local amenities, and beautiful green spaces, this home truly has it all.

Upon entering the property, you will immediately notice its good condition, highlighting the dedication to upkeep and care. The original double-glazed wooden windows add a touch of character and charm, providing a warm and inviting atmosphere.

The spacious reception room with abundance of natural light is perfect for social gatherings or simply relaxing after a long day. The well-designed layout ensures a seamless flow throughout the property, creating a sense of openness and flexibility.

The property features three tastefully designed bedrooms, offering a variety of options to suit your needs. The first two bedrooms are double-sized, providing ample space for furniture and personal belongings. The third bedroom is a cozy single room, perfect for a child's bedroom, office space, or a guest room.

The bathroom is designed with convenience in mind, featuring a shower over bath, allowing you to choose between a quick refreshing shower or a leisurely soak.

The kitchen, is sure to impress with its modern amenities and efficient use of space. With its sleek design and functionality, preparing meals and entertaining guests will be a pleasure as it flows to the dining area through an archway.

This property also benefits from an EPC rating of C, ensuring energy efficiency, and contributing to lower running costs with a gas boiler. Moreover, the council tax band is C, making this property an affordable choice.

Ideal for families, this home provides the perfect setting for creating lasting memories. The strong local community offers a friendly and welcoming environment, where neighbors become friends and support one another.

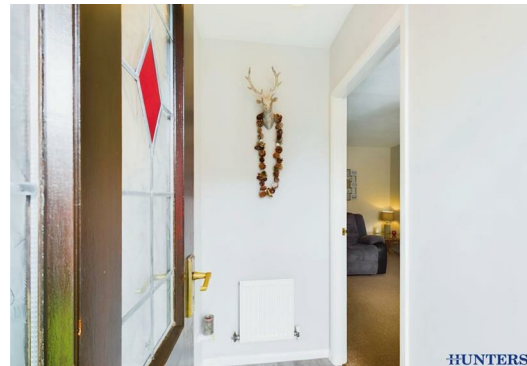
In summary, this well-maintained semi-detached property offers three bedrooms, a well-appointed bathroom, a reception room flooded with natural light. With its good condition, original double-glazed wooden windows, and outstanding location, this property is a fantastic opportunity for anyone seeking comfort, convenience, and a high quality of life. Don't miss out on this wonderful chance to make this house your home.

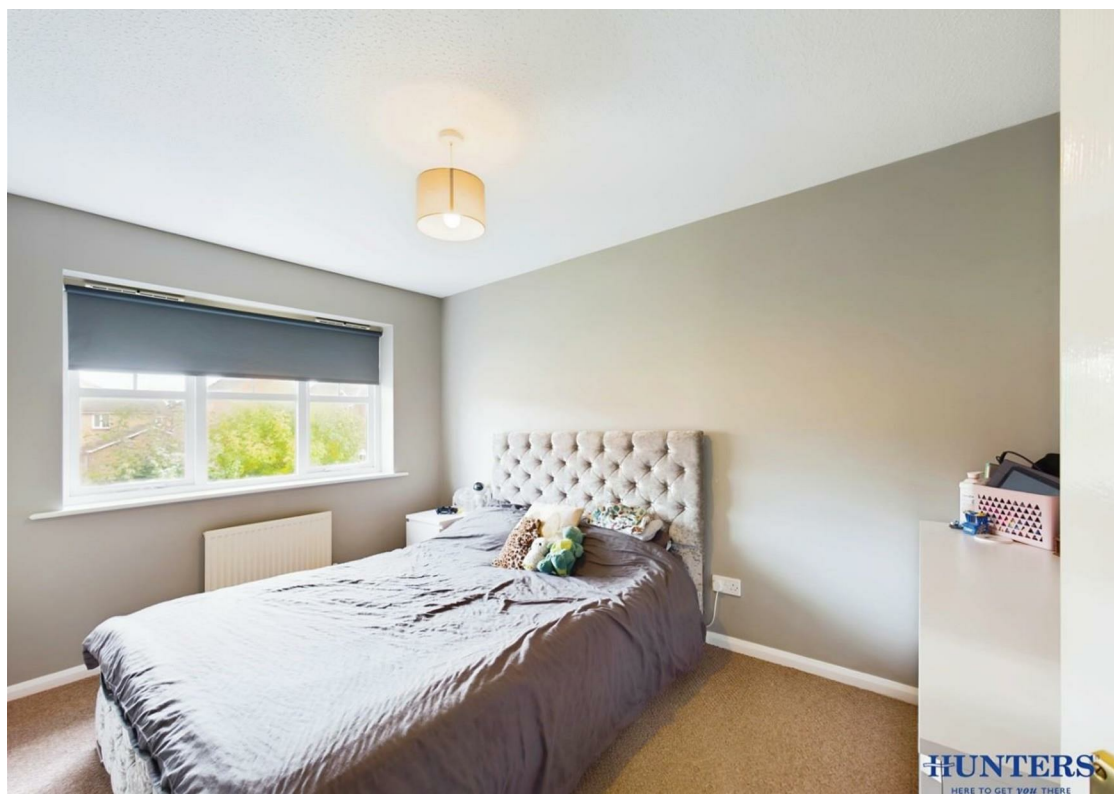
Material Information

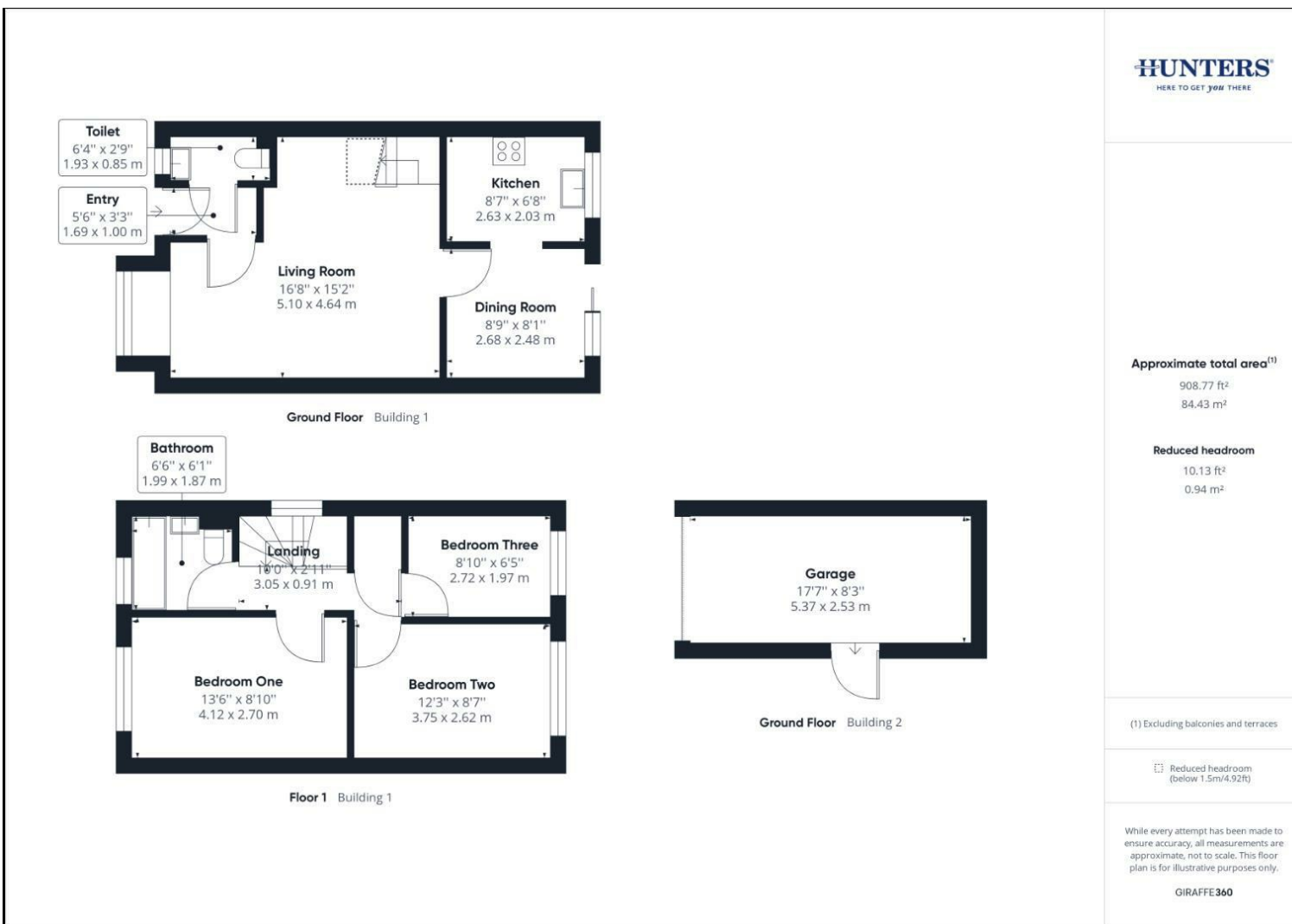
Tenure Type - Freehold

EPC Rating - C

Council Tax Band - C







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.

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