

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Javerley Street

Pocklington, York, YO42 2SW

£1,100 Per Month



WELL PRESENTED & WELL APPOINTED 3 STOREY TOWN HOUSE - AVAILABLE FROM 1 MARCH 24 -  
DEPOSIT: £1269 - HOLDING FEE: £253 - EPC B - COUNCIL TAX BAND C



This beautiful 3-bedroom, 3-storey house is available for rent from 1 March 2024, offering a perfect blend of modern comfort and stylish design. Newly built in 2022 on the Persimmon development on the outskirts of town, the property is offered with very low maintenance and a neutral yet very modern finish.

On the ground floor, you'll find an entrance porch leading to the lounge, continuing onto an inner hallway with cloakroom fitted with WC and hand basin, and a well-appointed kitchen diner with integrated appliances to include; electric oven, ceramic hob, washer/dryer and fridge freezer.

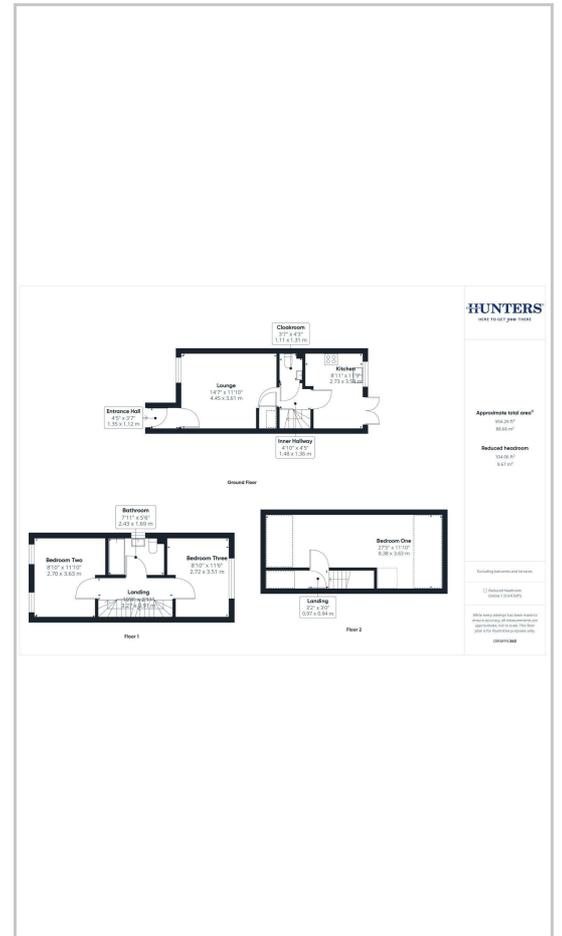
The house boasts three spacious double bedrooms, providing ample space for relaxation and a good night's sleep. Bedrooms two and three are placed on the middle floor along with house bathroom comprising WC, hand basin and bath with shower over. The top floor is dedicated to the luxurious master bedroom, providing a private retreat with ample space. The master bedroom is a true highlight of this exceptional property.

Externally the property includes off street parking space for two cars plus visitor parking throughout the development, ensuring convenience for you and your guests, with a charming enclosed rear garden, perfect for gardening or enjoying the fresh air”

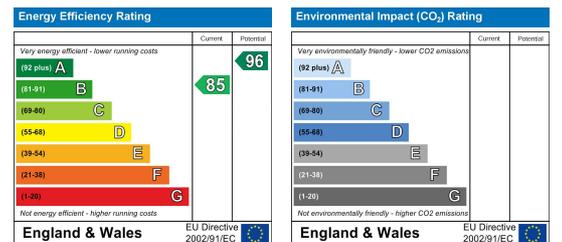
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.