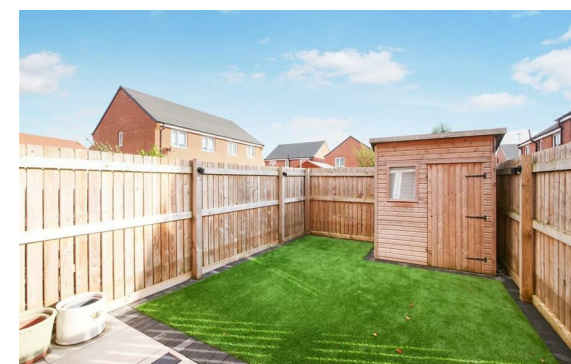




## Skinner Row, Pocklington, York, YO42 2TB

- Open Plan Living
- Downstairs W.C
- Low Maintenance Garden
- Well Finished Property
- Parking For Two Cars
- Council Tax Band C

**£220,000**



# Skinner Row, Pocklington, York, YO42 2TB

## DESCRIPTION

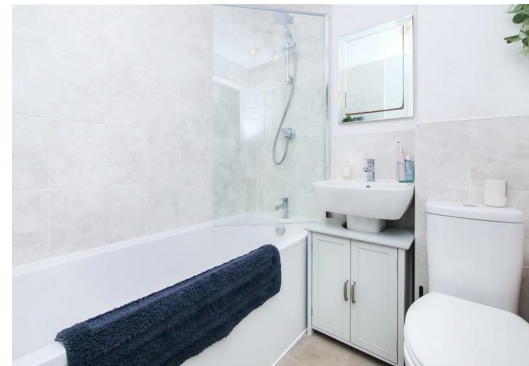
A well-presented and carefully maintained three-bedroom end-terrace home in Pocklington, this property offers practical, welcoming accommodation that suits a wide range of buyers and is ready to move into.

The ground floor features an inviting open-plan living space, designed to create a bright and sociable environment. The modern kitchen includes a breakfast bar, generous worktop space, and a seamless flow into the living and dining area — a layout ideal for everyday family life. Tasteful finishes throughout enhance the sense of quality, while the staircase benefits from attractive wood panelling that adds a distinctive focal point.

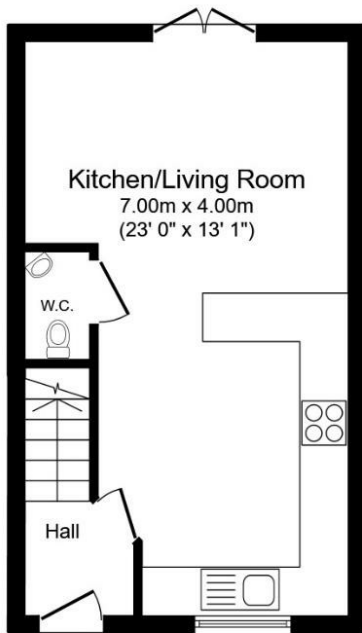
The first floor offers a double bedroom and a single bedroom, with the second floor providing a spacious primary bedroom that works equally well as a guest room or home office. The layout maximises natural light and functionality, creating a comfortable and versatile living environment.

Outside, the property enjoys a low-maintenance rear garden, offering a pleasant space for relaxation without the need for extensive upkeep. To the front, off-street parking for two vehicles provides convenient and secure provision.

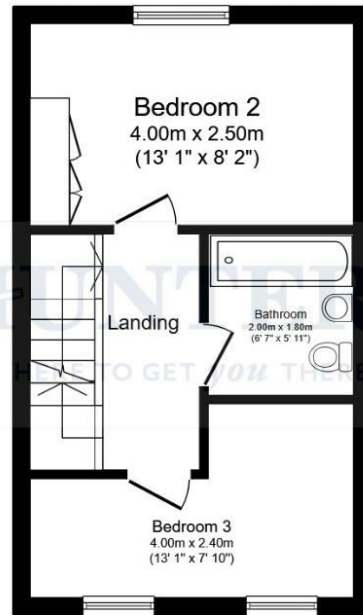
Skinner Row is ideally placed for access to Pocklington's excellent amenities, including schools, shops, parks, and transport links, while also offering easy reach to the wider York area. This appealing home presents an excellent opportunity to settle in a sought-after and picturesque market town.



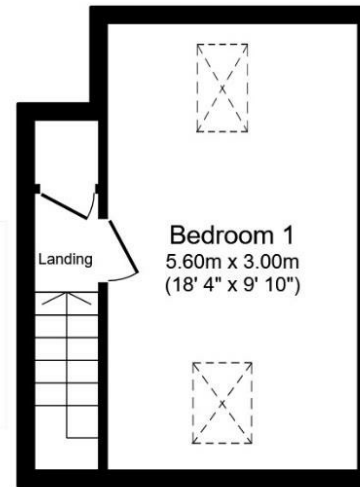




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 77.8 sq.m. (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

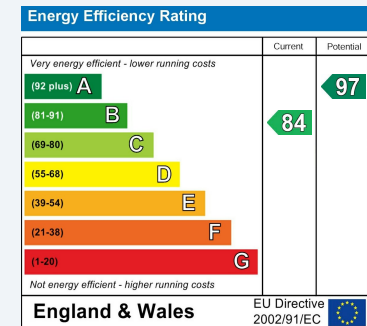
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.