

# HUNTERS®

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## Barmby Road

Pocklington, York, YO42 2DW

Asking Price £215,000



Council Tax: B



# 43 Barmby Road

Pocklington, York, YO42 2DW

Asking Price £215,000



## Overview

This charming semi-detached home is a great option for families and couples looking for a comfortable well appointed home in a popular location within this sought after market town. With planning permission to extend and provide further living space, this is sure to appeal to a wide audience.

Upon entering the property, you are greeted by a welcoming reception room. The room boasts an open fireplace, adding a touch of elegance to the space. Additionally, there is an understair storage area, providing convenience and storage space.

The property offers a well-equipped kitchen, complete with fitted floor and wall units. The integrated oven with hob makes meal preparation a breeze. Whether you are a seasoned chef or just enjoy cooking, this kitchen is sure to meet your needs. In addition a lean to leading from the kitchen provides an ideal utility and storage area.

With three bedrooms, this property offers plenty of space for the whole family. The first bedroom is a double room with an en-suite offering a white two-piece suite and a shower cubicle, making it a perfect retreat for relaxation. This compact room also features an original fireplace, adding character to the space. The second bedroom is a spacious double and ideal for those looking for extra room. Finally, the third bedroom is a cozy double room, perfect for a child's bedroom or a home office.

The property boasts two bathrooms, providing convenience for all residents. The family bathroom,

located on the ground floor off the kitchen, features a white three-piece suite comprising corner bath with hand held shower attachment, WC and hand basin, and creates a tranquil space for relaxation.

This property also includes unique features that enhance its appeal. With parking available, you won't have to worry about finding a space for your vehicle. Additionally, the property boasts a generous rear garden, providing a lovely outdoor area for relaxation and recreation.

Situated in a popular location, this property offers excellent connectivity. Public transport links are easily accessible, making commuting a breeze. Nearby schools ensure that educational options are conveniently available for families. Local amenities are also within reach, ensuring that daily necessities are within easy reach.

The property features a desirable EPC rating of D, indicating its energy efficiency. The council tax band is B, ensuring a reasonable council tax rate for residents.

Overall, this 1920's semi-detached family home offers a comfortable and stylish living space.. With its desirable features and convenient location, it is a must-see for those seeking a new home. Don't miss out on the opportunity to make this property your own. Contact us today to arrange a viewing.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; B  
EPC Rating: D





Road Map



Hybrid Map



Terrain Map



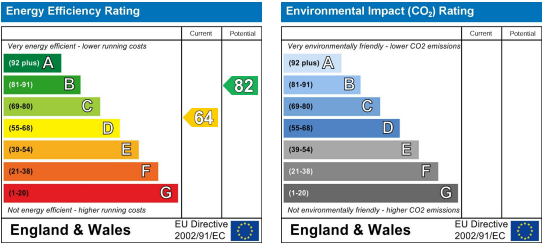
Floor Plan



Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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.