



Wold Road, Pocklington, York, YO42 2QG

- No Onward Chain
- Close to Local Amenities
- Extended Semi Detached Home
- Council Tax Band - B
- 3 Double Bedrooms
- Off St Parking
- EPC Rating - C

£240,000



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DESCRIPTION

A well-presented and extended three-bedroom semi-detached home set in a popular residential area of Pocklington, offering well-proportioned living space ideal for families or first-time buyers.

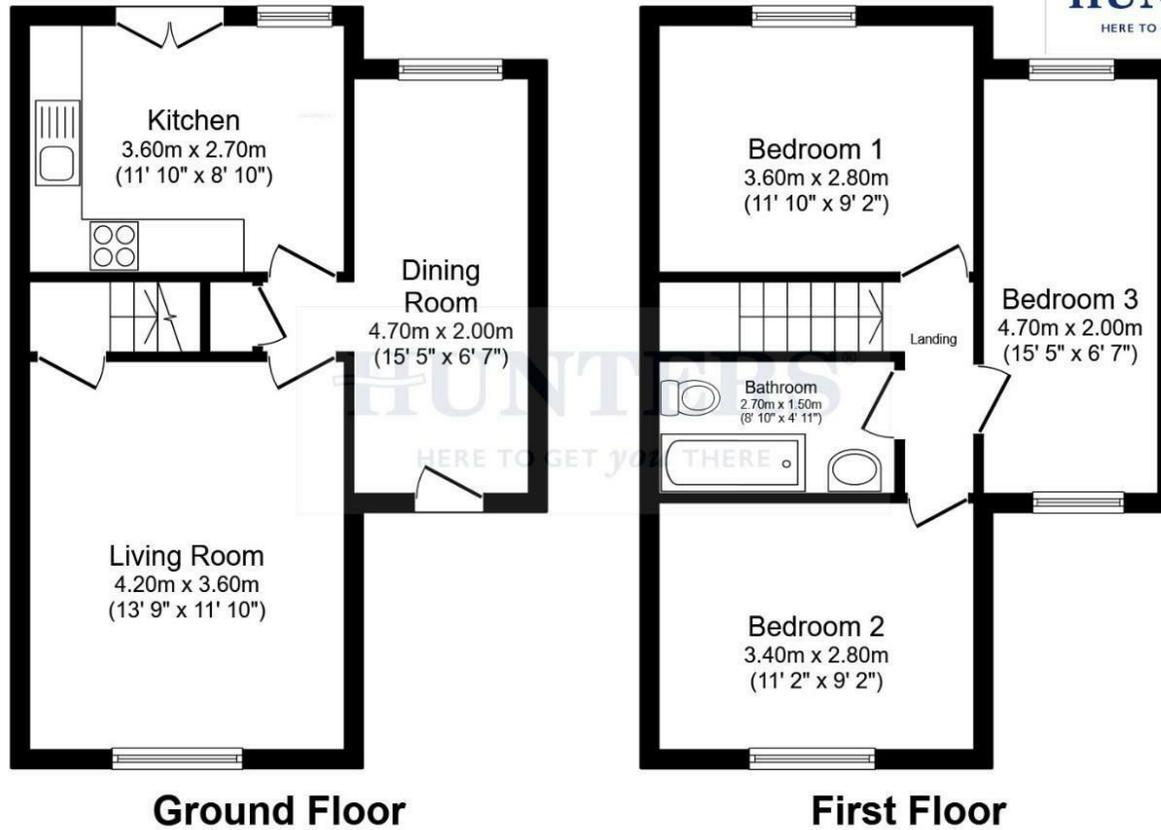
The ground floor includes a bright living room, a fitted kitchen, and a dining room suited to everyday living and entertaining. Upstairs, there are three good-sized bedrooms and a modern family bathroom.

Outside, the property benefits from a private driveway providing off-street parking, along with a lawned rear garden offering a safe and versatile outdoor space.

Pocklington is a thriving market town known for its excellent schools, independent shops, cafés, and strong community feel. The property is well placed for local amenities and transport links, offering a convenient base with easy access to York and the wider region.







Total floor area 78.8 sq.m. (848 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

Viewings

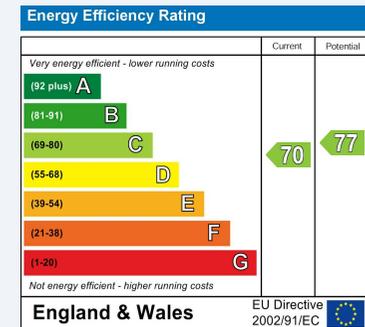
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.