



## 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

£250,000

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HERE TO GET *you* THERE

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## DESCRIPTION

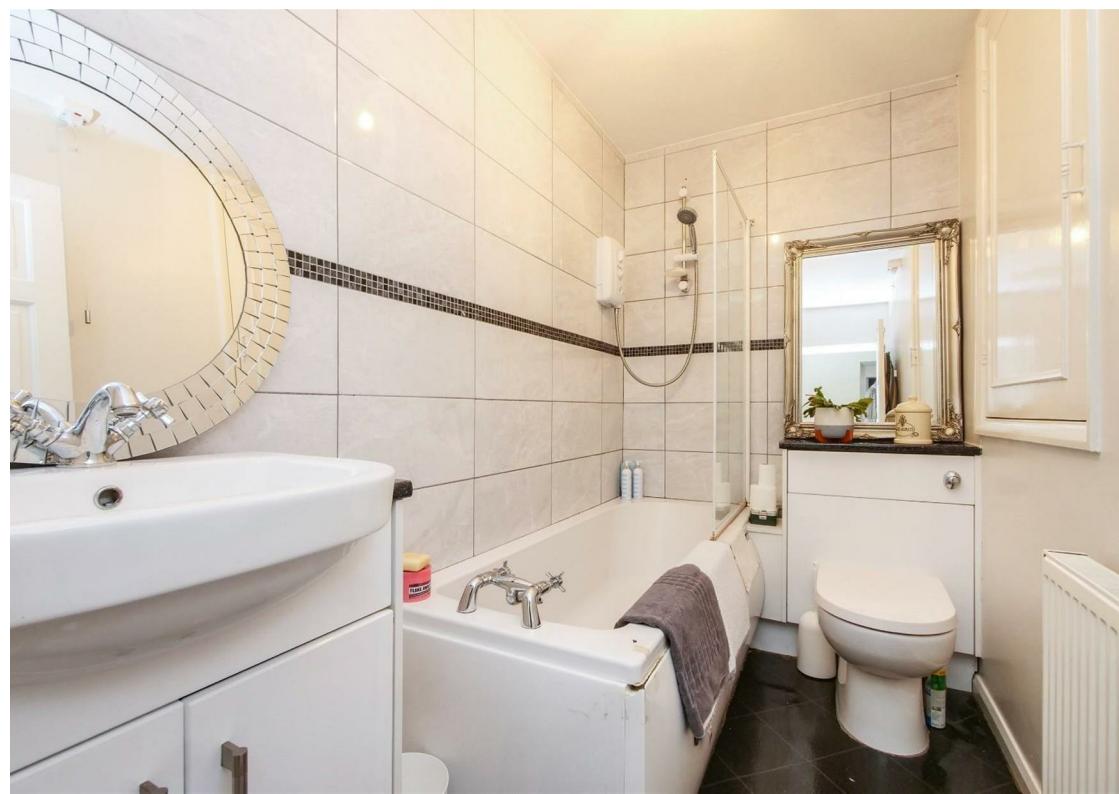
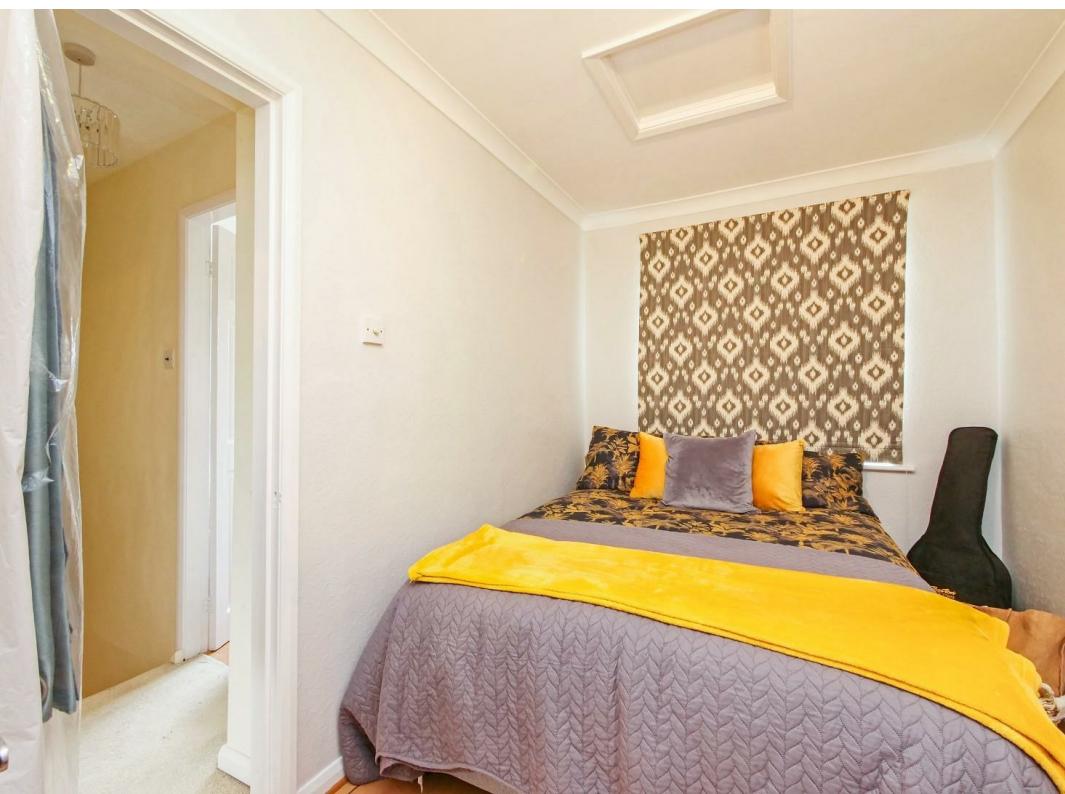
Located in a popular residential area of Pocklington, this extended three-bedroom semi-detached property offers well-proportioned living space ideal for families or first-time buyers.

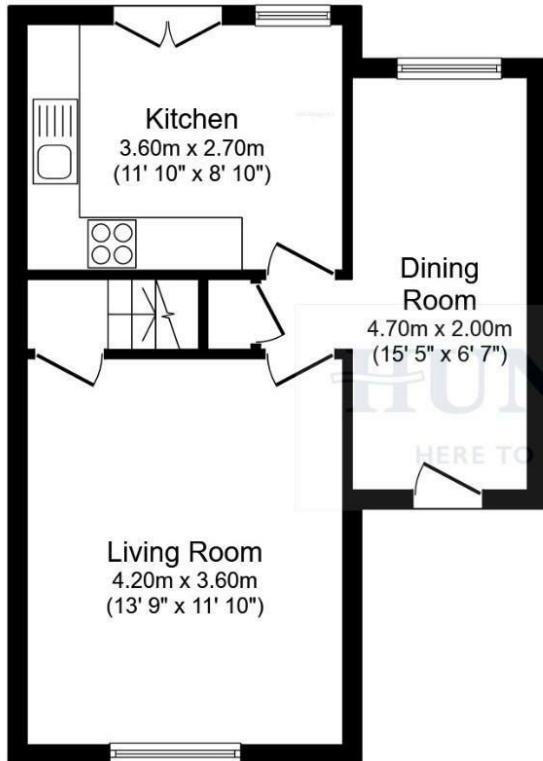
The ground floor features a bright and airy living room, fitted kitchen and dining room, perfect for everyday living and entertaining. Upstairs, there are three good-sized bedrooms and the family bathroom.

Externally, the property benefits from a private driveway, offering off-street parking, and a lawned garden providing a great outdoor space for children or relaxation.

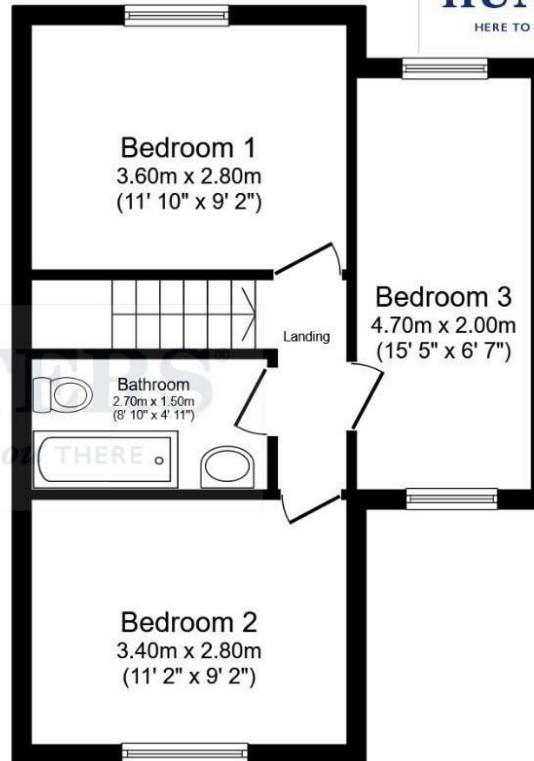
Situated within easy reach of local amenities, schools, and transport links, this home combines space, comfort, and convenience in a sought-after location.







**Ground Floor**



**First Floor**

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](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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.