



Derek Vivian Close, Pocklington, York, East Riding of Yorkshire

Much loved detached family home | Sought after development close to town | Open plan dining kitchen leading onto the rear garden | Four double bedrooms | Extended driveway providing ample off road parking | Integral garage | EPC C | 1171 SQ FT

Asking Price: **£300,000**



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DESCRIPTION

An extremely well presented detached family home which has been much improved by the current owners, situated within this popular development close to the centre of the Pocklington.

The vibrant market town offers many amenities including upmarket wine bars, restaurants & coffee shops along with a new doctors surgery & pharmacy and an excellent choice of primary & secondary schools on the doorstep. It is also very popular amongst commuters with its close proximity to York, Leeds & Hull, with regular bus service and mainline railway stations nearby.

The property is approached via a driveway with additional block paved parking and leading to the garage and front door which opens into the hallway with stairs off to the first floor and door into the lounge.

The welcoming living area with a modern wall mounted fire benefits from double doors leading into a well equipped dining kitchen to the rear of the house with doors to the garden and utility room which has further door to the outside and continues into a cloakroom.

To the first floor are four double bedrooms, master en suite and house bathroom.

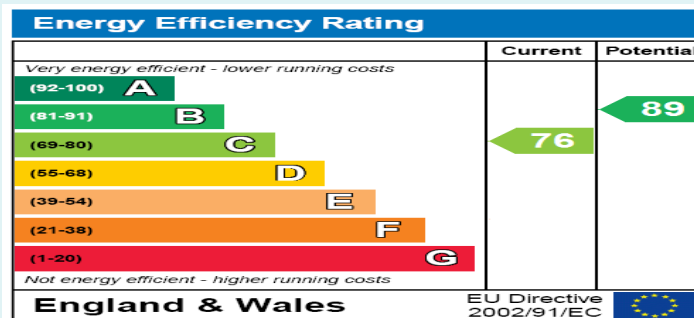
The property also benefits from UPVC double glazing and gas fired central heating.





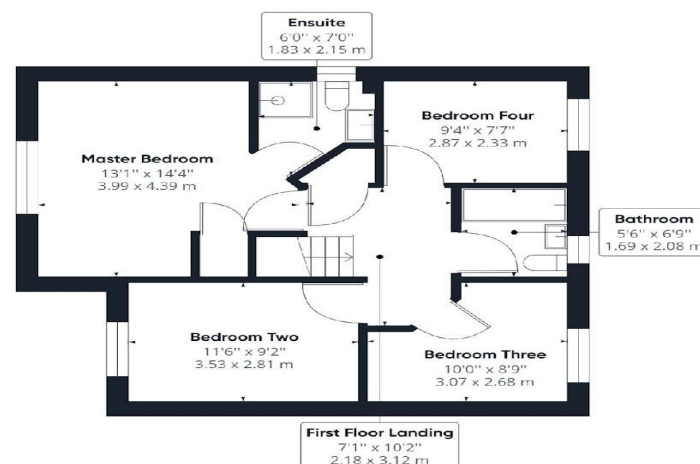
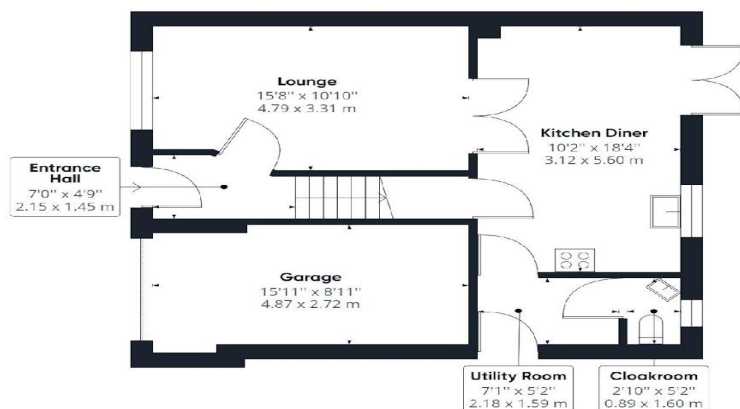
Energy Performance Certificate

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.



DISCLAIMER

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.



Approximate total area⁽¹⁾
1171.78 ft²
108.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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