

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£250,000

6 Fisher Drive, Pocklington, York, YO42 2RT

*** BEAUTIFULLY PRESENTED 3 BED SEMI DETACHED ***

A beautifully presented 3 bedroom semi-detached property just a short stroll from the vibrant town centre of Pocklington. The spacious property briefly comprises entrance hall, living room, kitchen, downstairs W/C, whilst upstairs there are 3 bedrooms, the master bedroom benefits from an en-suite shower room and a family bathroom.

Outside the property there is a private driveway, front and rear gardens are both laid to lawn with a paved patio area to the rear. Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

Bedrooms Bathrooms Receptions

3

3

1



POCKLINGTON

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

ACCOMMODATION

ENTRANCE HALL

Front entrance door, storage cupboard housing wall mounted GCH boiler, radiator, stairs off.

W/C

1.65m x 0.84m (5'4" x 2'9")

Low flush W/C, pedestal wash basin with tiled splash back, tiled floor, inset ceiling lighting, extractor fan, radiator.

KITCHEN

4.17m x 3.03m (13'8" x 9'11")



Grey high gloss kitchen with wood effect work surfaces over, stainless steel sink and drainer, mixer tap, 4 ring gas hob with extractor over, Zanussi electric oven, integrated fridge and freezer, dishwasher, plumbing for washing machine, inset ceiling lighting, grey wood effect flooring, radiator.

DINING AREA



LIVING ROOM

5.15m x 3.53m (16'10" x 11'6")



French doors to rear patio, two radiators.

LIVING ROOM



LANDING

Loft access point, two storage cupboards off.

BATHROOM

1.99m x 1.68m (6'6" x 5'6")



White suite comprising panel bath with mixer tap, pedestal wash basin, low flush W/C, tiled flooring, part tiled walls, radiator, inset ceiling lighting.

BEDROOM 1

3.66m x 3.02m (12'0" x 9'10")



Radiator.

EN-SUITE

2.33m x 0.99m (7'7" x 3'2")



Shower cubicle with Mira Azora shower, pedestal wash basin, low flush W/C, part tiled walls, tiled flooring, inset ceiling lighting, radiator.

BEDROOM 2

3.01m x 2.99m (9'10" x 9'9")



Radiator.

BEDROOM 3

2.24m x 2.01m (7'4" x 6'7")

Radiator.

OUTSIDE



FRONT GARDEN

Garden laid to lawn with shrub border, block paved driveway with paved pathway leading to front door.

REAR GARDEN



Paved patio, garden laid to lawn with timber fenced boundaries.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

COUNCIL TAX

Council Tax Band C

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are

dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

DECLARATION OF INTEREST

The agents hereby declare that the seller of this property is a relative of a member of staff and we make this declaration pursuant to Section 21 of the Estate Agents Act 1979.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Estate Fee

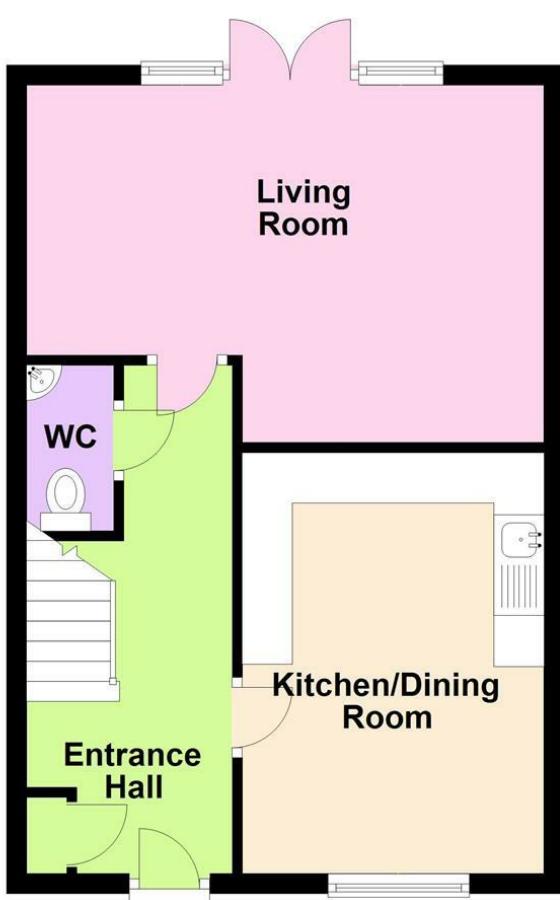
We are advised by the vendors that the property is subject to an estate charge of £123.04 per annum. This is to be confirmed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	84	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

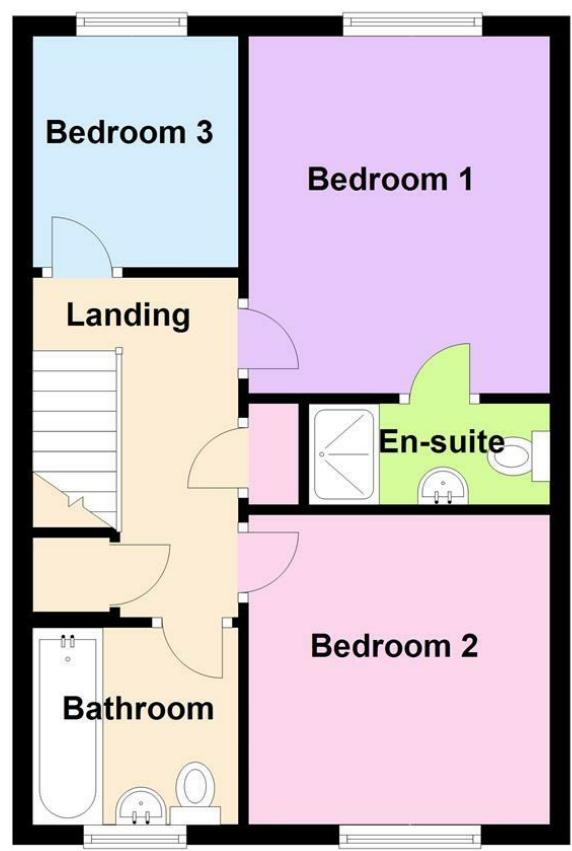
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor plan

Ground Floor



First Floor



Total area: approx. 80.7 sq. metres (869.1 sq. feet)