



CHAPMANGATE, POCKLINGTON YO42

£210,000

NORTH  
RESIDENTIAL

# A spacious end-terrace, Victorian house, with generous entertaining space, a garden, and views onto Market Street, convenient for Pocklington town centre.

This is a fantastic home which has a double reception room and is in a highly convenient location for accessing all the town amenities. This desirable property offers great appeal and flexible space. The house benefits from three double bedrooms, one with an en-suite shower room and modernisation throughout. There is double glazing throughout.



**Tenure**  
Freehold

**Local Authority**  
East Riding

**Council Tax Band**  
Band B

**EPC Rating**  
Band D







# Property Description.

The property has about 1000sqft. The spacious sitting room with dining area has two lovely feature wood burning stoves, a dual aspect and high ceilings. There are recessed bookshelves and a cupboard below. The adjacent kitchen has an excellent range of high-quality, and modern wall and base units, a breakfast bar, integrated oven, grill, Neff gas hob, space for a dishwasher, washing machine and dryer. Beyond the kitchen is a utility/storage area which has a door providing access into the rear garden, this area offers good storage space and houses the boiler. Off this is a ground floor shower room benefitting from modern white fittings, a walk-in shower, and a heated towel rail.

There are two double bedrooms to the first floor, the principal bedroom has a range of generous integrated wardrobes with hanging space and shelves, and an en-suite shower room with modern white fittings. There are stunning elevated views from the main bedroom along Market Street. Bedroom three is a further double bedroom, located on the second floor, which provides a pretty dual aspect, natural light, and wonderful views.

The garden is fully enclosed, there is an attractive area of decking, a tap and side access onto Hallgate.

## Services.

We understand there are mains services. Main gas fired central heating.



# Directions.

Postcode – YO42 2BQ

For a precise location, please use the What3words App [///diverged.breeze.leathers](https://www.what3words.com/)

# Location.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west from the town. A rich variety of sporting, recreational, educational, and cultural activities are available.

Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within an easy drive.

York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

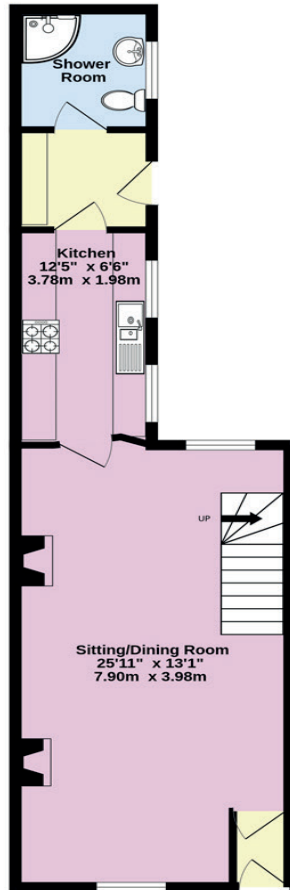




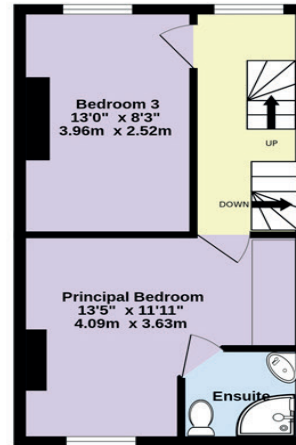




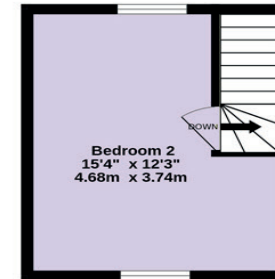
GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR  
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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