



HUDSON
MOODY

7 Kilnwick Close, Pocklington, York YO42 2PR



A well presented one bedroom first floor flat, complimented by attractive gardens and off road parking provision; located in a small cul-de-sac within the well regarded market town of Pocklington. *** No Onward Chain ***

The first floor flat is approached via the rear of the property with its own entrance and comprises: Entrance hall -- Shower Room with double width shower cubicle -- Double bedroom with wardrobes enjoying garden views -- Spacious living dining room -- Kitchen. The kitchen is fitted with a range of Shaker style units with low level fridge freezer, washing machine and cooker. There is a wall mounted gas fired central heating boiler.

Outside to the front of the property is an off road parking space for one vehicle. A pathway to the side of the property leads to an attractive low maintenance rear garden, which incorporates white stone surround; flanked by well stocked decorative shrubs and borders.

In summary a well proportioned flat suitable for a wide variety of buyers.

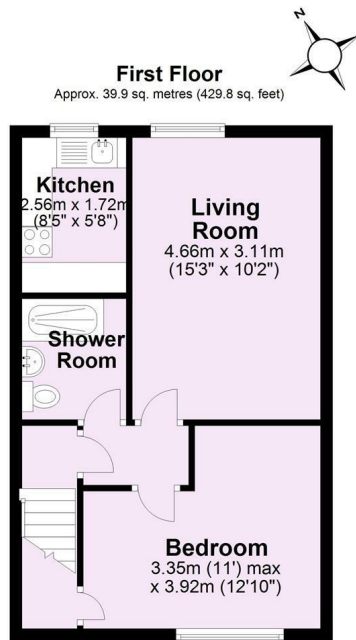


- 1 Bedroom 1st Floor Flat
- Double Bedroom
- Large Living Dining Room
- Shower Room
- Garden
- Off Road Parking Space
- No Onward Chain
- EPC: D
- Call Hudson Moody to View

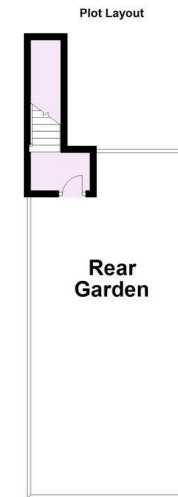
Price £90,000

Tenure: Leasehold

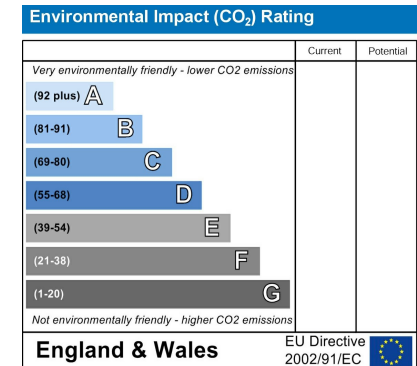
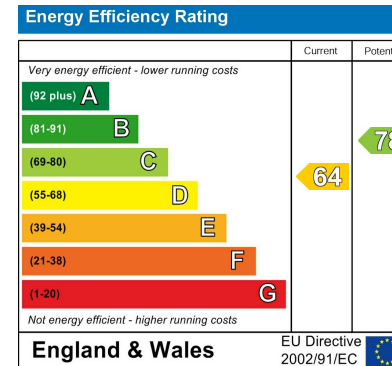




For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**16 York Street
Dunnington
YO19 5PN**

01904 489906