



8 Wellington Close, Pocklington, York, YO42 2XJ

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW • LARGE CORNER PLOT WITH SOUTH FACING REAR GARDEN • LIVING ROOM • CONSERVATORY • DINING ROOM • BREAKFAST KITCHEN • THREE BEDROOMS • BATHROOM PLUS CLOAKROOM WC • uPVC DOUBLE GLAZING & GAS CENTRAL HEATING • DRIVEWAY PARKING PLUS GARAGE • EPC RATING = D •

Asking Price £325,000

Located on a large corner plot within a sought after area of the town, this light and airy bungalow has good sized accommodation and a private south facing rear garden.

The wide entrance hall has a cloakroom and leads to all the primary rooms in the bungalow.

A spacious living room has a gas fire in marble fireplace with oak surround. Off here in an open plan arrangement is the dining room, that has flexibility of use dependant upon your requirements. This could be a useful office if you are working from home. Double doors could easily separate this from the living room.

Patio doors open from the living room into the large conservatory, with radiator and French doors opening onto the rear garden. Not being overlooked, this is a lovely place to relax and enjoy the garden.

The kitchen has a range of fitted units including glass fronted display cabinets. Integral appliances include gas hob and eye level double oven. There is plumbing for a dishwasher and washing machine. The 'L' shape kitchen has a fitted breakfast bar and an external door to the rear garden.

There are three bedrooms, the master having a range of fitted wardrobes. The modern bathroom completes the accommodation.

The property benefits from uPVC double glazing and gas central heating.

To the front of the property is a block paved driveway leading to a single garage, and a lawned garden.

The rear garden which is south facing and offers a great deal of privacy is mainly laid to lawn with borders and mature hedging. Immediately beyond the bungalow is a block paved patio that wraps around the conservatory.

This is a beautiful bungalow with lovely garden and well worthy of closer inspection.

Location

Pocklington is a market town approx. 13 miles east of York, approx. 25 miles from Hull and approx. 18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supported Pocklington Arts Centre. Within the town is an excellent U3A with a wide range of activities and groups. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

Directions

Wellington Close lies off Southfield Close and the property can be found on the left hand side identified by our For Sale board.





BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH SOUTH FACING REAR GARDEN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 84 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | 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 | | | |
| | | 63 | 83 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Wellington Close, Pocklington, York, YO42 2XJ
Reference: 870



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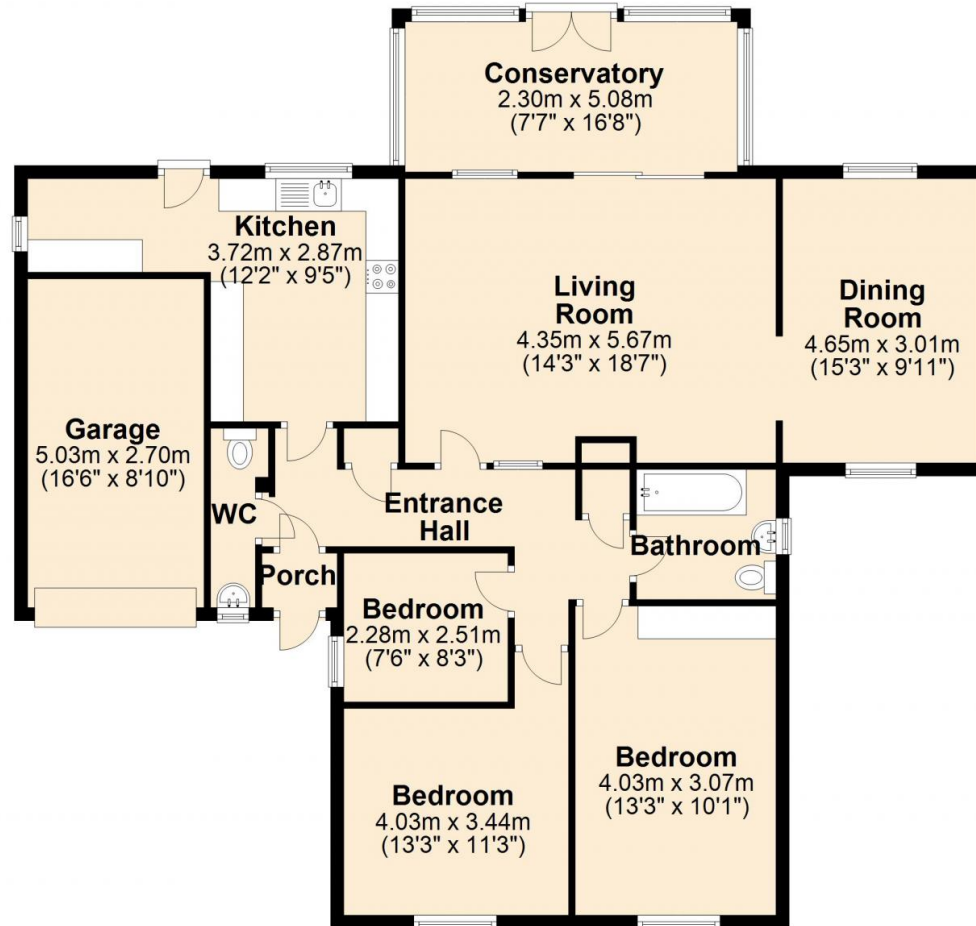


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 129.8 sq. metres (1396.7 sq. feet)



Total area: approx. 129.8 sq. metres (1396.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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