



30 Harper Close, Pocklington, York, YO42 2GW

- Semi detached house • Entrance hall • Sitting room • Kitchen with dining area • Two bedrooms • Bathroom • uPVC double glazing • Gas central heating • Front & rear gardens • No Onward Chain

Asking Price £165,000

This two bedroom semi detached house is located on the ever popular development of Broadmanor, which is close to the town's amenities. The property itself would be ideal for those seeking a First Time Buyer home or an investment property.

The front entrance door opens through to an inner porch with a good sized sitting room beyond with an electric fire as a main focal point, a window to the front aspect and a handy under stairs cupboard.

The kitchen offers fitted wall and base units with matching work surfaces which incorporates a sink unit and an electric hob with an electric cooker hood under. There is a formal dining area with vinyl flooring and a rear door leading out to a patio seating area.

The upper floor has two good sized bedrooms and a bathroom offering a white suite including a panelled bath with an electric shower over, a hand basin and WC. There are part tiled walls.

There are front and rear gardens with borders and beds of planted shrubs and a timber framed storage shed. Ample parking is located to the side of property house, which is stone flagged.

We would highly recommend closer inspection to appreciate the positives on offer.

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 including banks, restaurants and pubs and 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 - From our Pocklington office turn left at the roundabout, and straight ahead at the next roundabout past Sainsbury. Take the first right turn onto Broadmanor, and Harper Close is the fourth on the left. The property is on the right hand side, identified by our For Sale board.





A TWO BEDROOM SEMI DETACHED HOUSE LOCATED ON A VERY POPULAR DEVELOPMENT



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			
		70	85
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			
		71	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 30 Harper Close, Pocklington, York, North Yorkshire, YO42 2GW
Reference: 397

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services

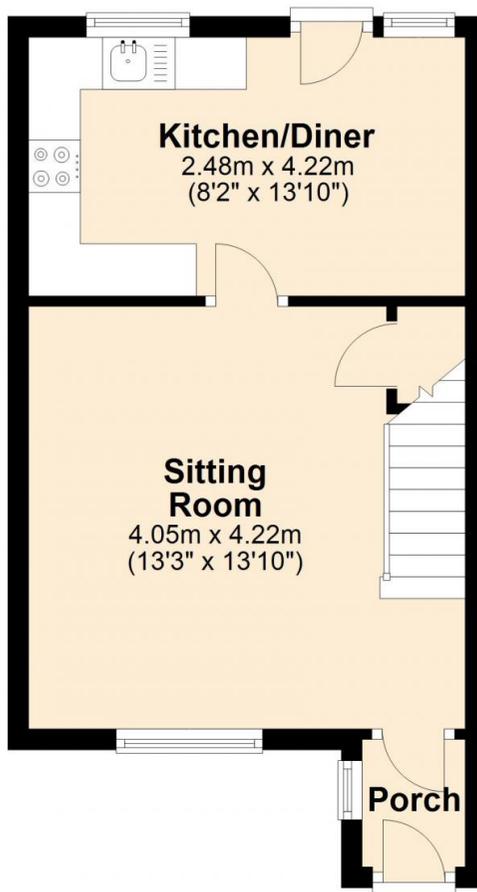


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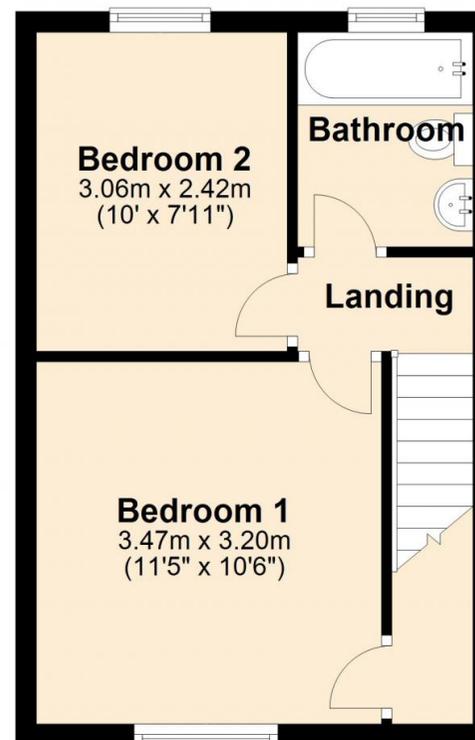
Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 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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