



**Mile End Park, Pocklington, York, YO42 2TH**



- A beautifully presented bungalow in a highly desirable location
- Large living room with gas fire
- Formal dining room with a door out to the rear garden
- Modern kitchen with a number of integrated appliances and fitted storage
- Two double bedrooms both with built in wardrobes. The master has an ensuite
- Modern family shower room
- Home office and a third bedroom
- Integrated garage with an electric roller door
- A beautifully presented enclosed rear garden.

Stunning corner plot • EPC = D

## Guide Price £410,000

Are you looking for a change of lifestyle, like the idea of single storey living and want to be only a short distance from the centre of Pocklington, then look no further as this stunning bungalow could be the perfect purchase for you. The current vendors have lovingly maintained and modernised the property over the years, ideal for any purchaser that is looking to move straight in without having to carry out any work. The property occupies a corner plot within Mile End Park, one of Pocklington's most sought after locations. An early viewing is essential to avoid disappointment.

On entering the property, you find yourself in a substantial vestibule which is perfect for the storage of coats and shoes. A second door opens into the hallway, to the left you will find the living accommodation, whilst the right leads to the bedrooms. It is hard not to be impressed when you enter the living room as this was originally two rooms but was opened up to create one substantial room by the current vendors. There is an attractive gas fire at one end with a marble hearth and surround, the perfect addition for the colder winter months.

There are timber and glass sliding doors that open into the dining room. Again, this is a good size, so will accommodate a formal table with chairs. There is a door in one corner that opens into the integral garage which benefits from an electric roller door and has space for white goods. The kitchen has been fitted with a U-shaped granite worktop that incorporates a four ring AEG halogen hob and a hand basin. There are a number of additional appliances including an AEG double oven, microwave, slimline dishwasher and a fridge/freezer. There is a Velux roof light which allows natural light to enter and various cupboards for storage.

To the other side of the property, you will find a family bathroom which comprises of a corner shower with rainfall shower head, hand basin with storage below, a chrome heated towel rail and a low level w/c. There are two double bedrooms both of which have built in wardrobes, whilst the master also benefits from an en-suite comprising of a corner shower, hand basin with storage below, low level w/c and a heated towel rail. A home office can be found beyond the master bedroom, this has a door which opens to the rear garden. Adjacent to the home office is the third bedroom. This area could be used as a walk in dressing room if a single bedroom is not required.

Externally the rear garden is low maintenance as it has been laid with block paving and stone slabs. There are raised borders to two sides which have been planted with mature shrubs and vibrant summer flowers. If you like to sit out in the summer months but still like to have a shaded area then you will be delighted with the electric awning that has been installed above the kitchen window. The garden can be accessed via two doors, one from the dining room the other from the home office. There is a newly laid resin path adjacent to the garage that leads to the front of the property. The front garden is mainly laid to lawn with a variety of mature shrubs. There is a very small section of the front lawn that is next to the path that is not owned by the property. There is a resin drive to one side of the property and a gravelled drive to the other.







**A STUNNING DETACHED BUNGALOW IN A HIGHLY REGARDED LOCATION**





**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		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: Mile End Park, Pocklington, YO42 2TH  
Reference: 1358



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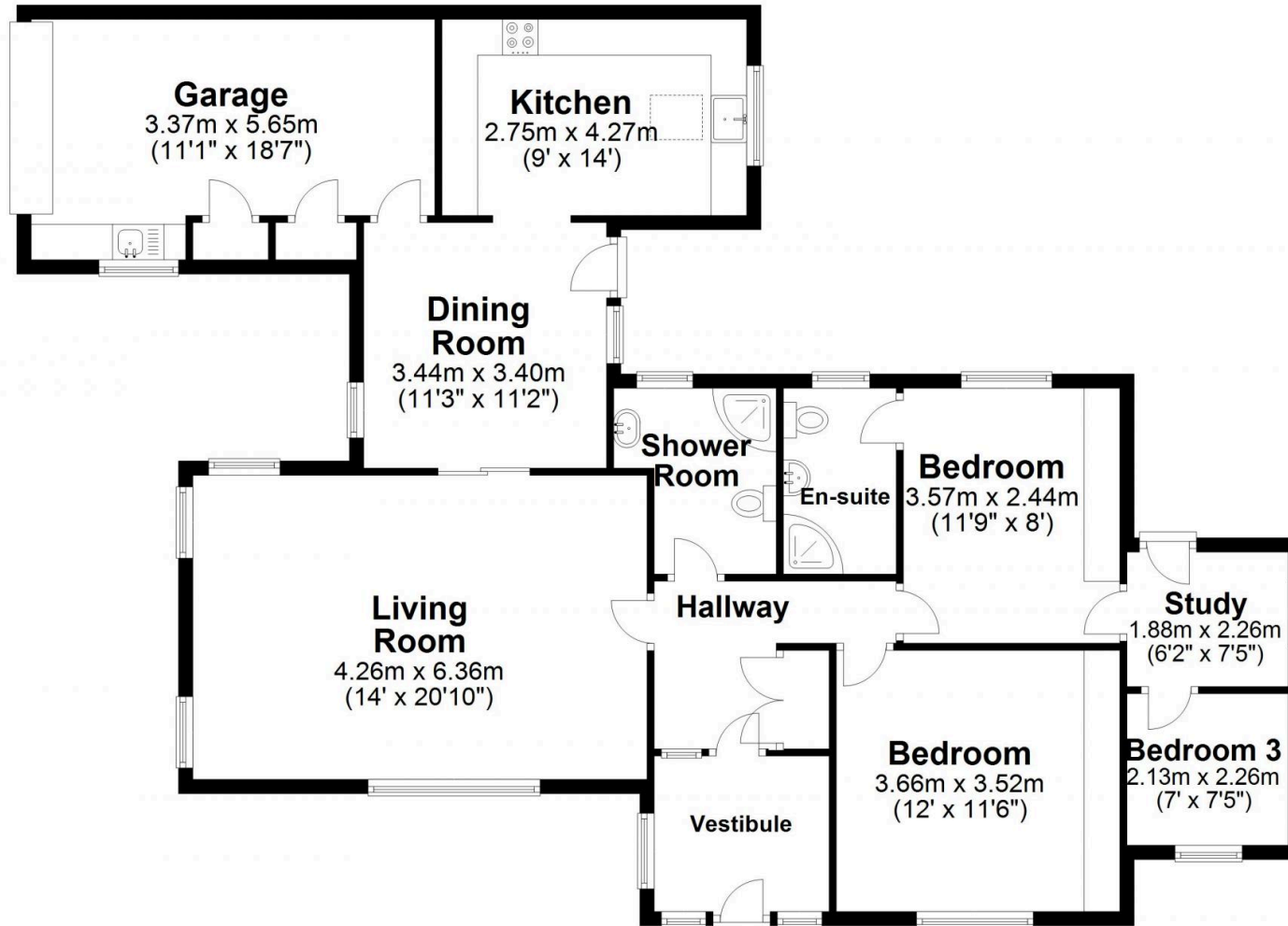


Offices in York, Pocklington and Market Weighton

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## Ground Floor

Approx. 128.6 sq. metres (1384.5 sq. feet)



Total area: approx. 128.6 sq. metres (1384.5 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.

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