



Forge Close, Melbourne, York, YO42 4QS

- No Onward Chain • A beautifully presented bungalow • Living room with an impressive fireplace and exposed timber beams • Kitchen/diner with a range of appliances • Three double bedrooms, one which could be used as a dining room • Modern family bathroom • Integrated garage with an electric door • Fully enclosed rear garden with a patio, garden shed and a greenhouse • Off street parking • EPC = E

Guide Price £385,000

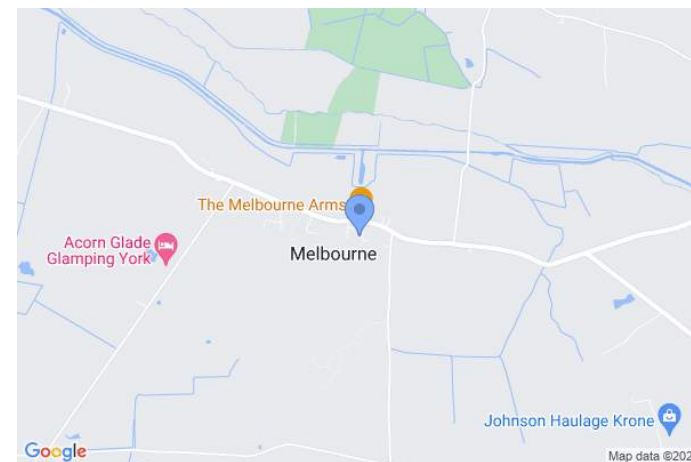
If you are looking for single storey living, like the idea of being in a village, yet still want quick access to the market town of Pocklington and City of York, then look no further as this attractive three bedroom detached bungalow could be the perfect purchase for you. This lovely home is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that is on offer.

On entering you will see a cupboard ahead of you which is perfect for the storage of coats and shoes. There is a cloakroom with a w/c and floating hand basin on the left hand side whilst a door on the right opens into the living room. A gas fire can be found at the centre of the impressive inglenook fireplace, whilst timber beams can be found to the ceiling.

The kitchen/diner is a good sized room and modern. There is an L shaped worktop that incorporates a five ring halogen hob and a stainless steel sink with drainer. There are a number of appliances including a dishwasher, double oven and an American style fridge/freezer. There are various storage cupboards and a second worktop which is perfect as a serving area. There is space at the far end of the room for a breakfast table with chairs and a set of doors which open to the garden. A door from this room opens into the integral garage with a roller door.

To the other side of the property you will find three double bedrooms, one of which has built in storage. The third bedroom could be used as a home office, snug or dining room if three bedrooms are not required. A modern family bathroom comprising bath, walk in shower with rainfall shower head, hand basin with storage below, chrome heated towel rail and a low level w/c completes the internal accommodation.

Externally the rear garden is a good size and fully enclosed by a timber fence, making it not only private but secure. There is a good sized lawn, mature shrubs, a low maintenance gravelled area, patio, garden shed and greenhouse. To the front of the property you find a second lawned area with a mature tree and off street parking for two cars.





AN ATTRACTIVE DETACHED BUNGALOW WITH NO ONWARD CHAIN



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	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage.



Address:
Reference: 1719



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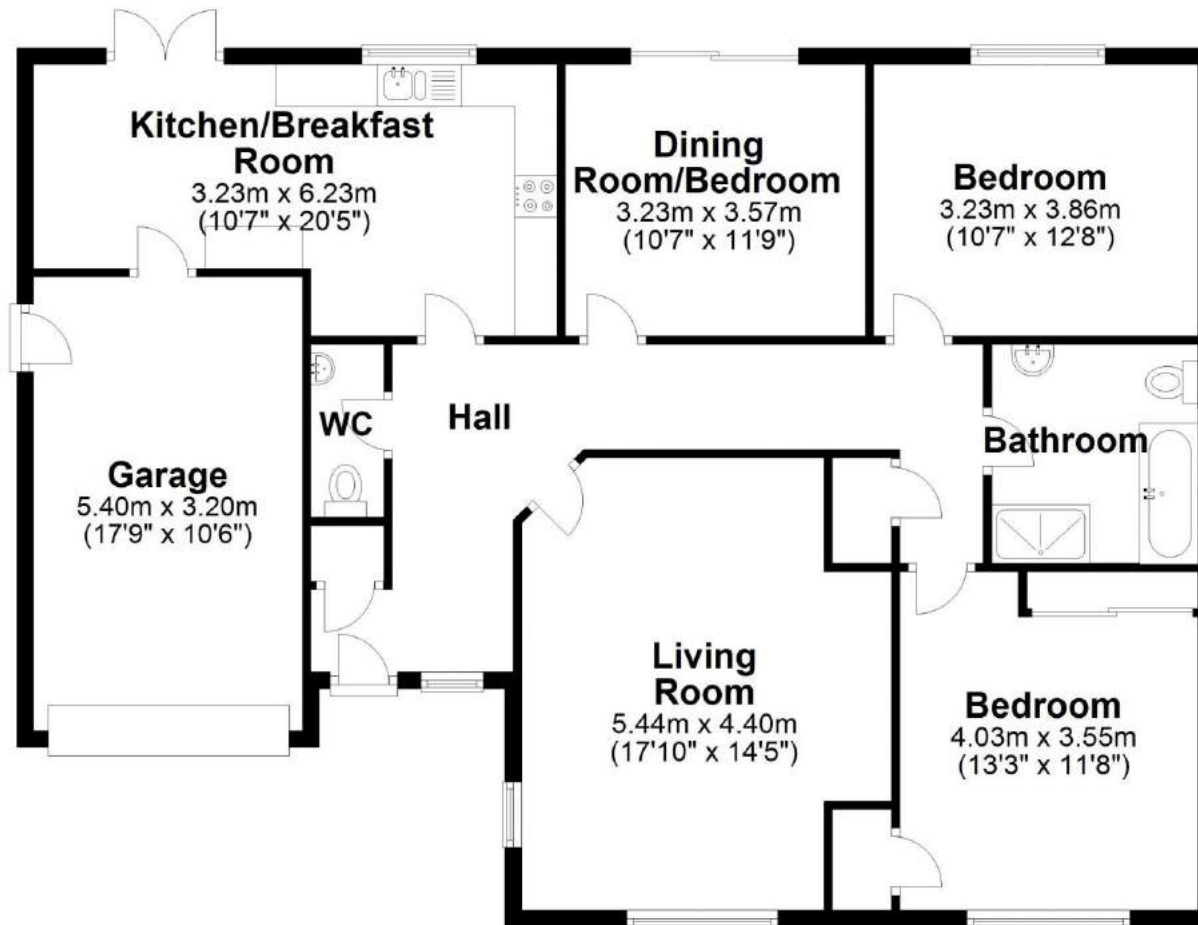


Offices in York, Pocklington and Market Weighton

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

Ground Floor

Approx. 125.9 sq. metres (1355.1 sq. feet)



Total area: approx. 125.9 sq. metres (1355.1 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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