

RM
English



Springfield Road, Pocklington, York, YO42 2UY

- A nicely presented semi detached bungalow
- Kitchen with a range of appliances
- Living room with a bay window and an electric fire
- Two bedrooms
- Family shower room
- Low maintenance rear garden
- Summer house, garden shed and patio
- Covered lean to
- Off street parking for multiple cars
- EPC = D

Guide Price £220,000

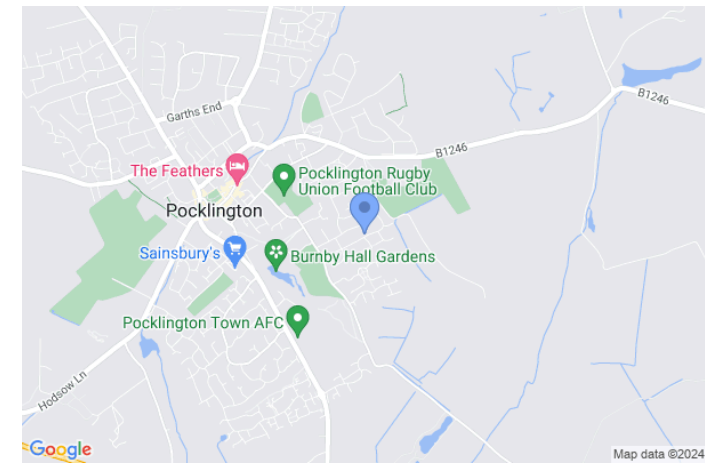
If you are looking to downsize, like the idea of single storey living, yet still want to be within walking distance of the centre of Pocklington, then look no further as this lovely two bedroom semi detached bungalow could be exactly what you have been waiting for.

On entering you find yourself in the kitchen which has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer and a four ring gas hob. There are various appliances including a fridge/freezer, double oven, washing machine and dryer. A small second worktop can be found behind the door whilst there are various built in storage cupboards throughout the kitchen.

Moving through into the living room you will notice a lovely bay window which allows natural light to fill the room and an electric fire at the centre which is perfect for colder winter months. In addition there is space for a breakfast table with chairs to one side.

There are two double bedrooms at the rear of the property and a family shower room which comprises of a walk in double shower, pedestal hand basin, low level w/c and a chrome heated towel rail. Immediately adjacent to the bathroom is a really useful airing cupboard.

Externally there is off street parking to the front of the property for at least three cars. This area is block paved to one side and gravelled to the other. There is a timber gate to the side which provides access to a lean to which is the full depth of the bungalow. This area has been used for storage but also provides an area to sit out even in the colder weather. The rear garden has artificial grass at its centre with raised beds to the side that have been planted with mature shrubs. There is a patio seating area, timber shed, summer house and a low maintenance gravelled area at the rear. The garden is fully enclosed by a timber fence so is extremely secure, perfect if you have young children or pets.





AN ATTRACTIVE TWO BEDROOM BUNGALOW



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	68	
(39-54)	E		
(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	

Address: Springfield Road, Pocklington, York, YO42 2UY
Reference: 1801

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk

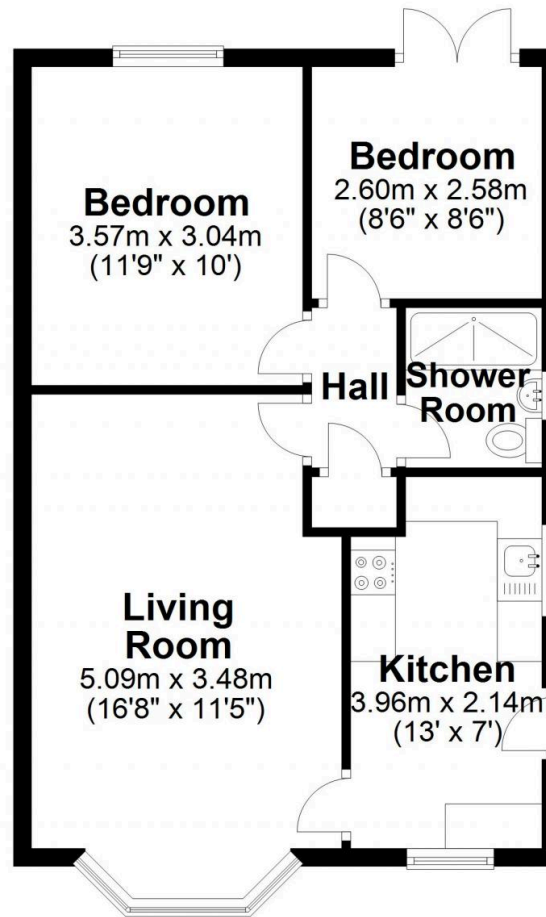


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 50.5 sq. metres (543.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

10 Springfield Road

Disclaimer

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