



Northfield Road, Pocklington

- Ideally located for quick access to the centre of town • Large wrap around garden that is mainly laid to lawn • Living room with an electric fire at its centre • Kitchen with a range of fitted appliances and storage. Separate utility room • Two double bedrooms, one with fitted storage • Family shower room • Parking on the drive for four cars • Single detached garage with an electric door • Beautifully presented throughout • EPC = D

Guide Price £300,000

Are you looking for single storey living and want to be located within one of Pocklington's most desirable areas, then look no further as this lovely two bedroom detached bungalow could be the perfect property for you. The property has been beautifully maintained by the current vendor so can be occupied without carrying out any work. The property has versatile living accommodation and stands on a good sized plot, so has the benefit of a lovely front and rear garden. It is not very often that bungalows come to the market in this area so an early viewing is highly recommended to avoid disappointment.

Entering the property you find yourself in a good sized entrance hall with rooms off to all sides. The living room is nicely proportioned with an attractive electric fire at its centre, a lovely addition especially in the colder winter months.

The kitchen is located in the back right hand corner of the property with a utility room off. The kitchen itself has an L shaped worktop which incorporates a stainless steel sink with drainer, a freestanding Zanussi double oven with a four ring hob over, a freestanding Daewoo fridge/freezer, a second worktop, space for a washing machine and a range of units for storage. The utility room has further storage units, a tumble dryer and space for additional white goods.

There are two good sized double bedrooms, one of which has built in storage. The family shower room comprises of a corner shower, hand basin with storage below, a mirrored vanity unit with lighting, a low level w/c and a heated towel rail.

To the front of the property there is a large garden which is primarily laid to lawn with the addition of mature shrubs. The lawn runs to the side of the property and round to the rear. There is a patio seating area perfect for sitting out and enjoying the sun in the summer months. There is a driveway to the right hand side which provides parking for at least four cars and a single garage with an electric door.

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.





A STUNNING BUNGALOW WITH A SUBSTANTIAL 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			
		69	87

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
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 C

Local Authority East Riding of Yorkshire Council

Services All mains services



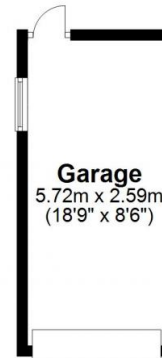
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Offices in York, Pocklington and Market Weighton

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Ground Floor
Approx. 87.0 sq. metres (936.8 sq. feet)



Total area: approx. 87.0 sq. metres (936.8 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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