



RM
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FOR SALE
01759 303202

Orchard Gardens, Pocklington, York, YO42 2EX

- No Onward Chain • A detached bungalow with scope to extend • Living room with a large bay window • Dining room • Kitchen with fitted storage and a separate garden room • Two bedrooms and a family bathroom • Stunning low maintenance gardens • Summer house, patio and pond • Garage with an electric door and off street parking on the drive • EPC = D

Guide Price £290,000

Located in Orchard Gardens, a highly sought after residential area of Pocklington is this two bedroom detached bungalow. The property requires modernisation throughout but benefits from stunning gardens, the rear being especially private and secure, perfect if you have children or pets. This lovely property is offered to the market with No Onward Chain.

The front door opens into a good sized entrance hall with doors off to all sides. The first door on the left opens into the living room which is both a good size and naturally very light as there is a large bay window to the front. To the rear you will find the dining area which has more than enough space for a formal dining table with chairs. The kitchen is immediately adjacent and is separated from the dining area by a timber sliding door.

The kitchen has a range of fitted wall and base units, a stainless steel sink with drainer and two work surfaces. If you would prefer to have an open plan kitchen/diner then the wall could potentially be removed between the dining area and kitchen.

Off the kitchen is a large garden room which could be used as a utility or as a place to sit and enjoy the sun in the summer months.

There are two bedrooms, both of which have fitted storage, whilst a family bathroom comprising bath with shower over, low level w/c, hand basin and bidet completes the internal accommodation.

To the front of the property is a driveway that provides off street parking and leads to the larger than average garage. The garage has been fitted with an electric door for ease of use. A gravelled garden with mature shrubs provides a low maintenance front garden.

The rear garden is low maintenance with paved and gravelled areas, a lawn, pond and summer house. The rear has been planted with a variety of mature trees and shrubs to provide privacy. The garden has been beautifully done and will surely appeal to anyone that is green fingered.





A LOVELY TWO BEDROOM 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			85
		64	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		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			
			0
		0	

EU Directive 2002/91/EC

Address: Orchard Gardens, Pocklington, York, YO42 2EX
Reference: 1823

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk

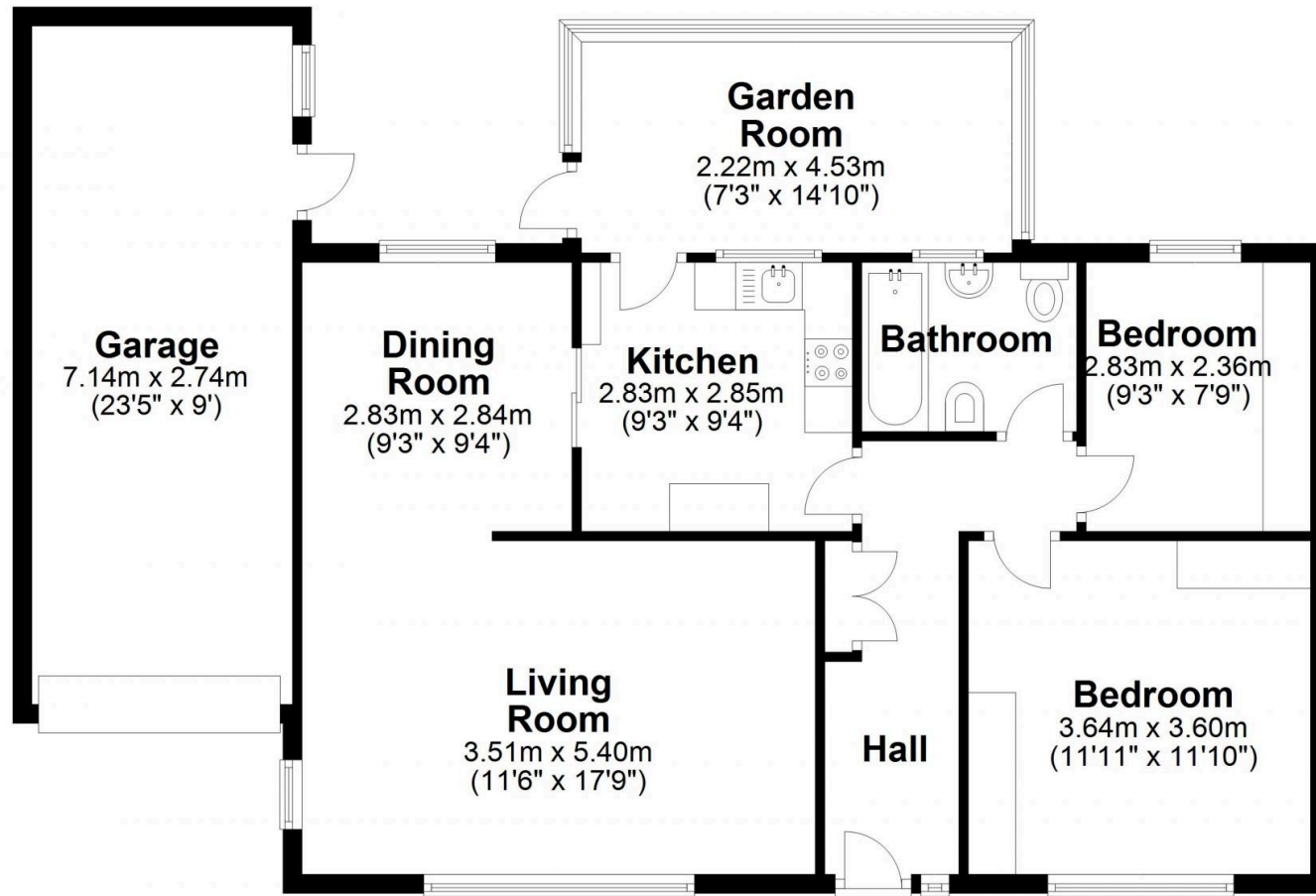


Offices in York, Pocklington and Market Weighton

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

Ground Floor

Approx. 98.9 sq. metres (1064.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

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

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Disclaimer

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