



4 Derwent Park Close, Sutton on Derwent, York, YO41 4BQ

• Semi detached bungalow offered with NO ONWARD CHAIN • Conservatory • Entrance hall • Kitchen • Lounge • Two bedrooms • Shower room • Front and rear gardens • Sealed unit double glazing and gas central heating • EPC rating =

C

Guide Price £200,000

Situated at the head of the cul de sac in a sought-after village this two-bedroom semi-detached bungalow is offered to the market with no onward chain. The south facing conservatory could be utilised as a dining room or a place to sit and relax in with views of The Wolds to the rear. The hallway has a handy storage cupboard and offers access to the loft which is part boarded with drop down ladder.

Moving into the kitchen that comprises of several wall and base units, plate racks and corner display shelves, stainless steel sink unit, freestanding Flavel electric oven with integral extractor hood over . Plumbed for washing machine and space for and under counter fridge and freezer. tiled splashbacks and tiled flooring.

The good size lounge has a feature fireplace with stone flag hearth and looks out onto the cul de sac.

To the rear of the bungalow there are two bedrooms. The family shower room comprises corner shower enclosure with Triton shower, push button WC and pedestal hand basin. The walls are fully tiled in a neutral palette.

Externally there is a drive providing off street parking, with lawn to the front garden, whilst the enclosed rear garden has a paved patio and lawned garden. The vendors have retained the concrete posts for a fence but have removed the fence panels to allow views of The Wolds in the distance. Timber panels could easily be fitted if one wanted to have more privacy.

The property benefits from sealed unit double glazing, gas central heating and is offered with NO ONWARD CHAIN.

Location

The village whilst relatively small is centred around community. The village hall plays host to a range of events in the year. If you like outdoor activities, there is a tennis club, bowls group, badminton and cricket clubs. The award winning St Vincent's Arms is a great social gathering place with excellent food. The village has its own infant/primary school, which feeds into both the secondary schools located in Pocklington. For local facilities the shop at Elvington is open long hours and serves both villages for everyday needs. The market town of Pocklington and the City of York about 20 minutes drive. For commuters the interchange at Grimston Bar provides swift access to the A64 linking with major road networks.





Two bedroom semi detached bungalow in a sought after village 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		88
(69-80)	C		
(55-68)	D		70
(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: Derwent Park Close, Sutton on Derwent, York, North Yorkshire, YO41 4BQ

Reference: 1383

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



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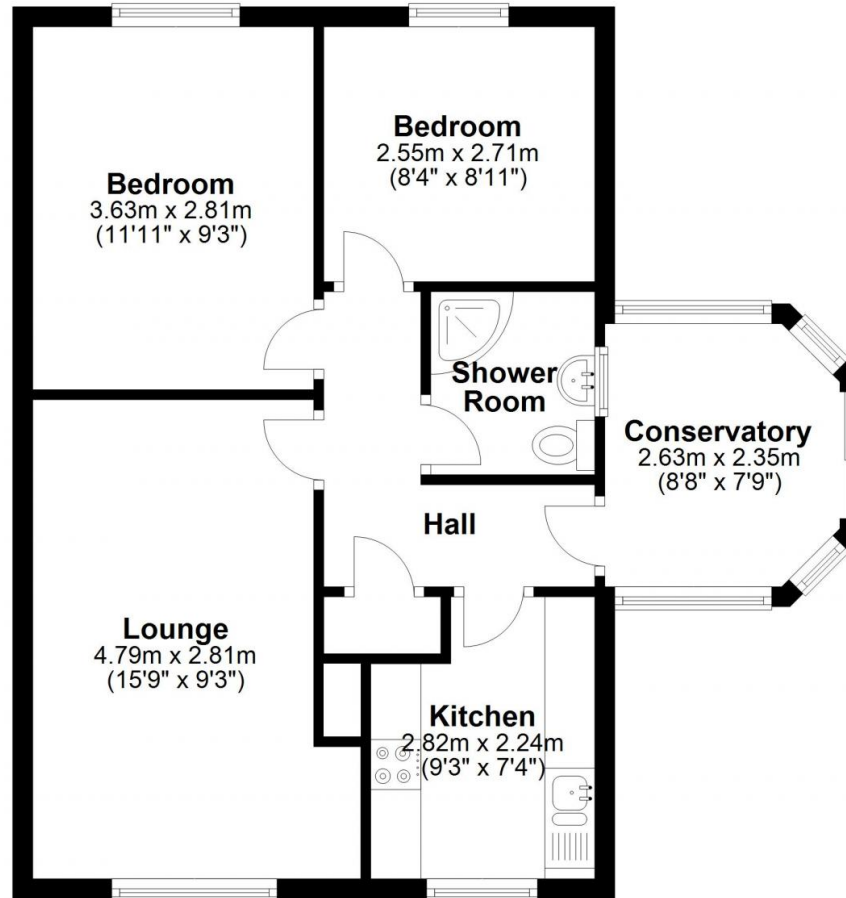


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 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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