



Kirkland Street, Pocklington, York, YO42 2BU

• No Onward Chain • A beautifully presented home in a highly desirable location • Living room with a window that allows natural light to fill the room • Dining room with space for a good sized table and chairs • Kitchen with a range of appliances • Two double bedrooms • Family bathroom • Enclosed rear garden • Furniture available by separate negotiation • EPC = D

Guide Price £199,950

This beautiful two bedroom semi detached is located within walking distance of the centre of town and gives host to a number of period features. The property is fully furnished with the majority of items available for sale by separate negotiation. This lovely home is offered to the market with No Onward Chain.

The front door opens into the sitting room with multi fuel log burner at its centre. Laminate wood flooring completes this room. The second reception room is currently used as a formal dining space with a stunning feature range, which is a real focal point, patterned tiles are laid to the floor, and French doors open to the rear courtyard.

The kitchen has been fitted with shaker style cream wall and base units with contrasting work surfaces which incorporate a ceramic sink unit. There is a ceramic hob with electric oven beneath, space for a fridge freezer and plumbing for a washing machine. Dual aspect windows to the side and rear give plenty of natural light and the room is finished with part tiled walls and tiled flooring. A rear entrance door leads to the courtyard.

To the first floor there are two bedrooms and a spacious bathroom which has a white suite including a panelled bath with mixer tap and a shower attachment a corner shower cubicle, a pedestal hand basin and a push button WC, there is also an airing cupboard and fully tiled walls.

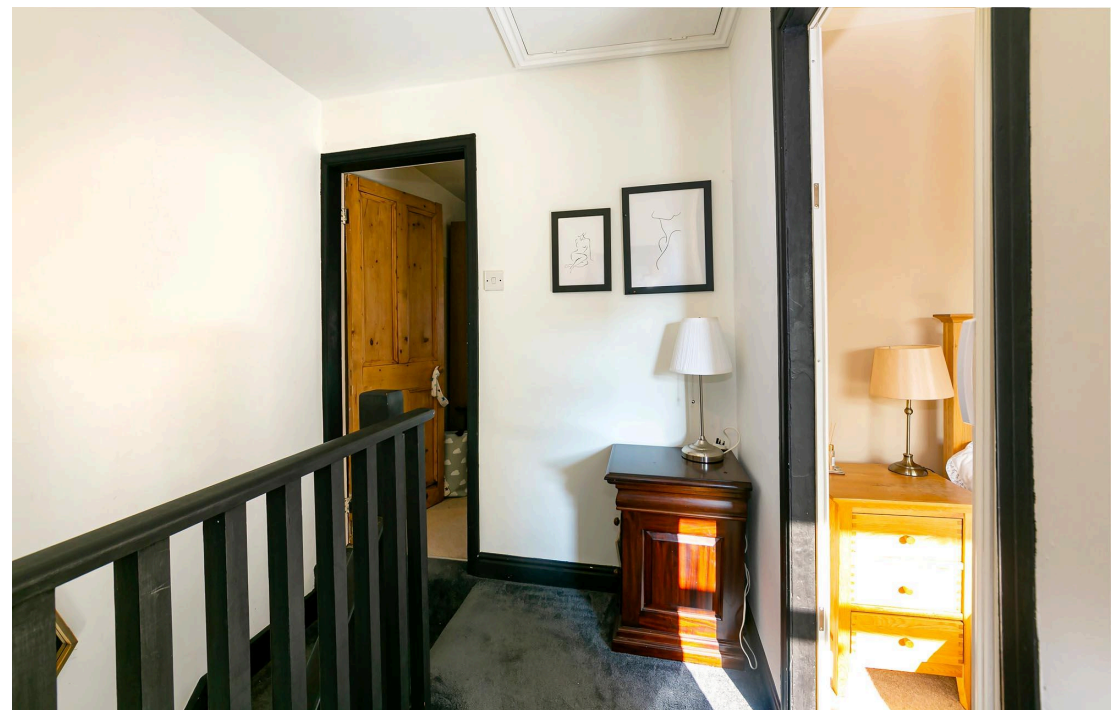
The internal wooden doors have been stripped back which add to the period charm of the house. Externally there is an enclosed rear courtyard garden, which is the perfect place to sit in the warmer months, there are raised beds which are planted with a variety of plants and shrubs. A timber shed provides additional storage and a gate leads to a pedestrian right of way over the neighbouring property.

The property will appeal to first time buyers and investors alike, so an early viewing is a must.

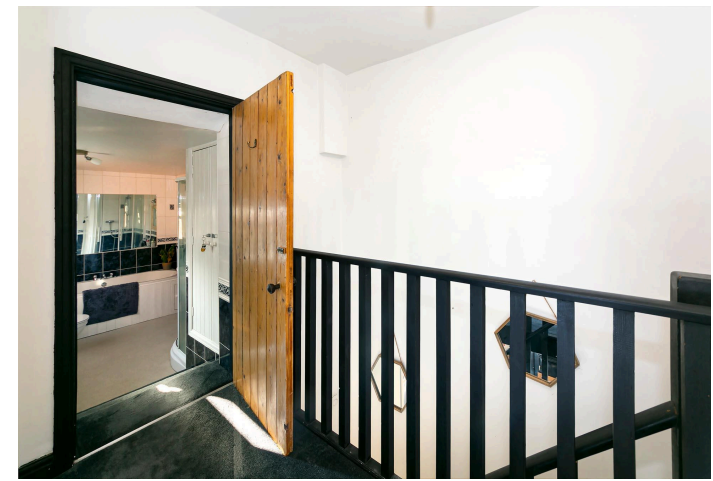




A STUNNING PROPERTY CLOSE TO THE CENTRE OF TOWN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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			
		63	87

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 A

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Kirkland Street, Pocklington, York, North Yorkshire, YO42 2BU
Reference: 1673



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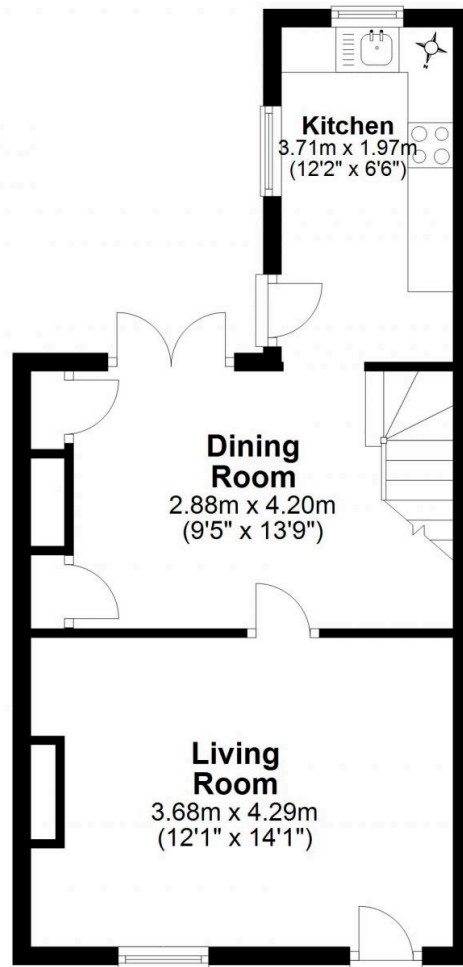


Offices in York, Pocklington and Market Weighton

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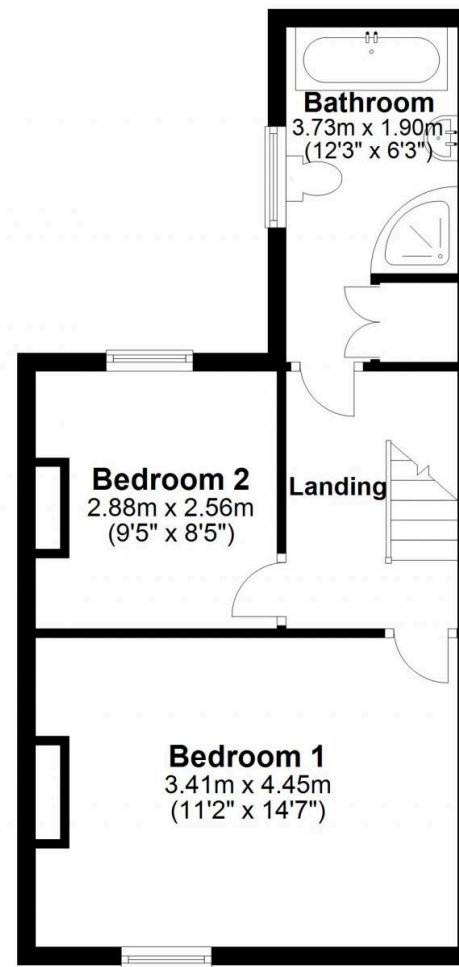
Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 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.

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