



Halifax Close, Pocklington, York, YO42 2XF

- A beautifully presented, modern bungalow in a highly desirable location
- A good sized low maintenance rear garden
- Contemporary kitchen/diner with a range of appliances and a separate utility room
- Living room with an electric fire at its centre
- Two double bedrooms, one with fitted storage
- Modern family shower room
- Enclosed rear garden which is mainly laid to lawn
- Single garage with additional parking for at least four cars
- A short distance from the town centre
- EPC = D

Guide Price £350,000

Located within one of Pocklington's most desirable areas, only a short distance from the town centre, is this lovely two bedroom detached bungalow. The property has been beautifully modernised within the last year, which will surely appeal to anyone that is looking to move straight in without carrying out any work. It is not very often that bungalows of such quality come to the market, so an early viewing is highly advised to avoid disappointment.

On entering the property, you will see that the entrance hall leads to the living room which has an electric wall mounted fire at its centre, the perfect addition for the colder winter months. The kitchen/diner is a good size with the kitchen at the far end and space for a dining table at the other. There is an L-shaped worktop that incorporates a stainless steel sink with drainer, a Lamona four ring induction hob and a single oven below. In addition, there is space for a dishwasher and an American style fridge freezer. A separate worktop with a variety of storage units above and below completes the kitchen. At the rear there is a door that opens to the conservatory, which is currently being used as a utility room where there is space for multiple white goods as well as an access to the rear garden.

There are two good sized double bedrooms, one of which has built in storage. The family shower room comprises of a large walk in double shower, floating hand basin with storage below, w/c, chrome heated towel rail and an a wall mounted mirrored cabinet.

To the front of the property there is a driveway and a low maintenance gravelled area which provides parking for at least four cars. The gravelled area has borders to two sides ready for planting. In addition there is a large single garage for those that prefer their cars to be undercover. There is a timber gate that opens to the rear garden which is primarily laid to lawn with mature shrubs and a timber fence at its borders. Behind the garage is a low maintenance gravelled area and a patio seating area at the other side of the garden where you can sit out and enjoy the sun in the summer months.





A STUNNING BUNGALOW SITUATED ON A LARGE PLOT



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			
		68	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1439



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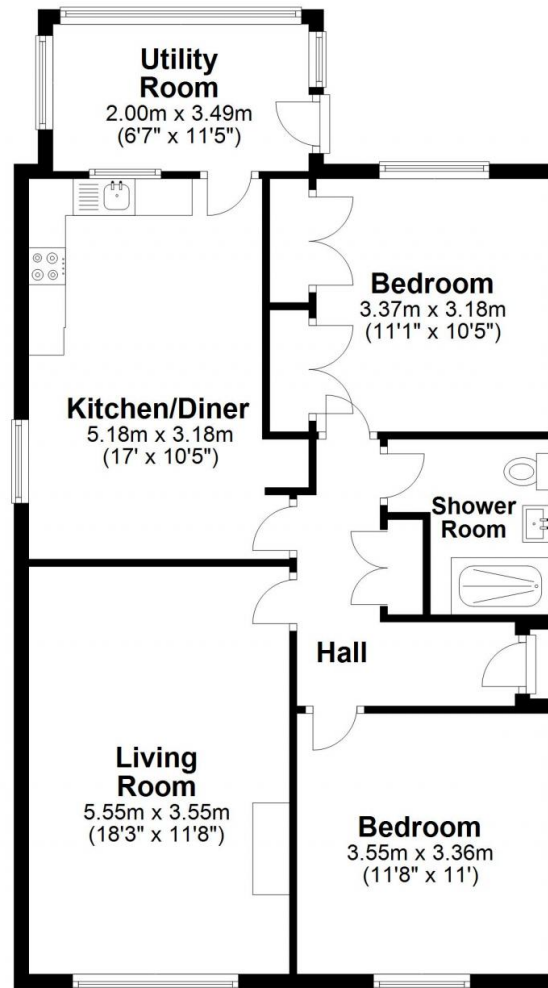


Offices in **York, Pocklington and Market Weighton**

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

Ground Floor

Approx. 84.2 sq. metres (906.6 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 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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