



**Northfield Road, Pocklington, York, North Yorkshire, YO42 2EP**

- Two bedroom semi detached house with NO ONWARD CHAIN • Entrance hall with storage • Lounge • Kitchen with pantry • Utility room • Two bedrooms • Family bathroom • Detached single garage • uPVC double glazing and gas central heating • EPC rating = D

## Asking Price £225,000

Offered with NO ONWARD CHAIN this two bedroom semi detached bungalow requires modernisation, giving someone the perfect chance to put their own stamp on it. It has the potential to extend subject to the necessary consents and is located on a popular residential development.

The uPVC entrance door opens into the entrance hall with storage cupboard.

Overlooking the front garden is the spacious lounge, with a large window allowing light to flood in.

Moving through the hallway to the kitchen you will find a range of wall and base units, contrasting work surfaces with inset stainless steel sink unit, an integral electric oven and a ceramic hob. There is a door that opens to the utility room where there is space for white goods, whilst a second door leads out to the enclosed garden. The kitchen also benefits from a useful pantry.

There are two bedrooms, one overlooks the front aspect, whilst the larger bedroom overlooks the rear garden and benefits from built in wardrobes with sliding doors.

The three-piece white bathroom suite comprises of panelled bath with shower over, pedestal hand basin and WC.

The property has uPVC double glazing and gas central heating.

To the outside, there is a front and rear garden and a long driveway providing ample parking, leading to a single garage with additional storage beyond.

Offered onto the market with No Onward Chain, we would recommend closer inspection to appreciate the potential this property offers.

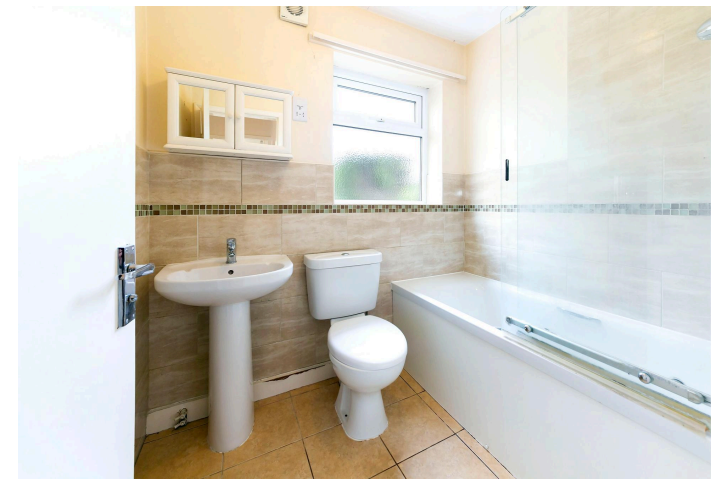




**Semi detached bungalow with potential to extend subject to consents**



**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		58	74

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains Services



Address: Northfield Road, Pocklington, York, North Yorkshire, YO42 2EP  
Reference: 1874



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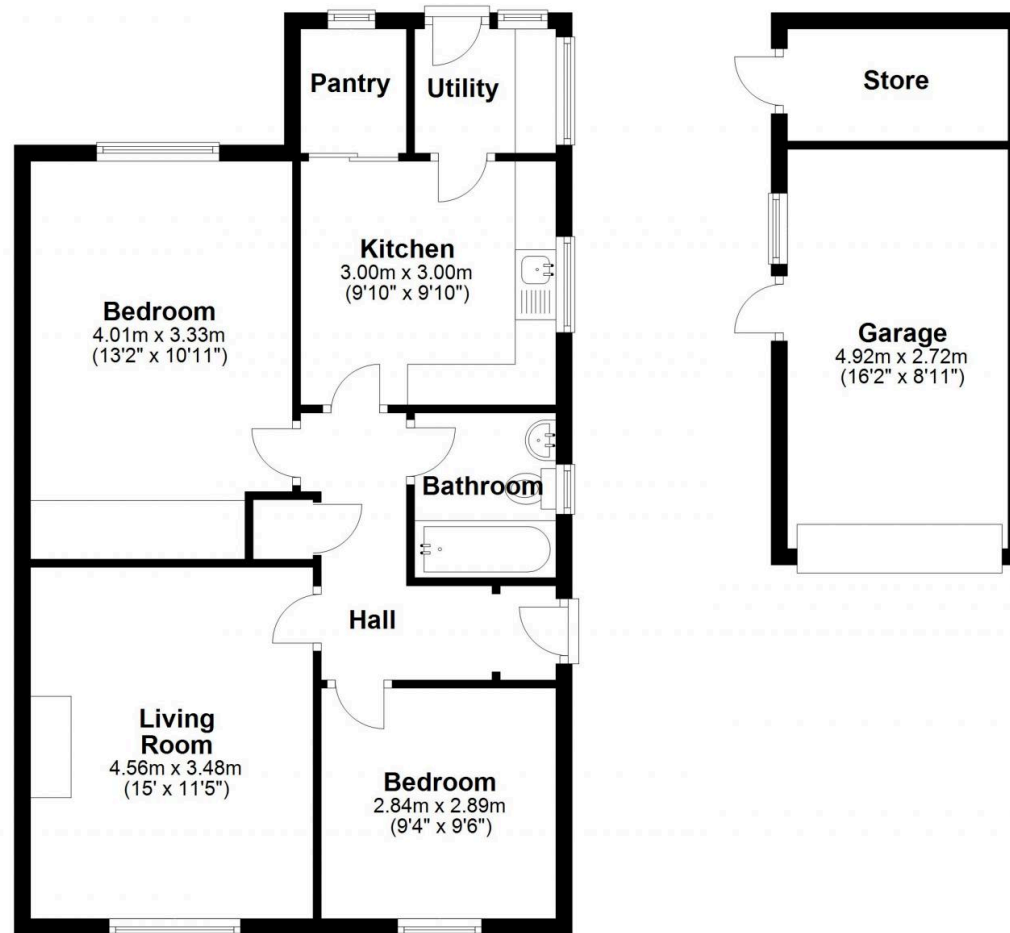


Offices in York, Pocklington and Market Weighton

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## Ground Floor

Approx. 83.0 sq. metres (893.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)

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

**27 Northfield Road**

### Disclaimer

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