



The Beeches, Pocklington, York, North Yorkshire, YO42 2HS

- No Onward Chain • A beautifully presented bungalow in a highly desirable location • Living room with a large window that allows natural light to fill the room • Kitchen with a range of appliances and numerous storage units • Formal dining room • Two double bedrooms, one with an en-suite • Family bathroom • Full enclosed front & rear garden • Single garage & off street parking on the drive • EPC = D

Guide Price £380,000

Located in on one of Pocklington's most sought after locations, only a short walk from the centre of the town is this nicely presented, two bedroom detached bungalow. The property benefits from a good size plot so there is potential to extend, if so desired. If you like your privacy then you will not be disappointed as there is mature hedging to all sides. This lovely home is offered to the market with No Onward Chain so a viewing is highly recommended to fully appreciate everything that it has to offer.

The entrance hall is spacious with doors off to all sides. The first on the right opens into the living room which benefits from a large window to the front which allows natural light to flood in, whilst a gas fire with a stone hearth and surround can be found at the centre, a lovely additional especially in the colder winter months.

The kitchen has been fitted with two worktops, the first incorporates a stainless steel sink with drainer, the second a four ring gas hob. Appliances include a fridge/freezer, oven and a dishwasher. In addition, there are various storage cupboards and a door which opens out to the rear garden. A formal dining room is located immediately adjacent to the kitchen which provides more than enough space for a good sized dining table and chairs. The wall between these two rooms could be removed if an open plan kitchen/diner is desired.

To the other side of the property you will find two bedrooms, one benefits from a wall of built in wardrobes and an en-suite comprising corner shower, low level w/c, floating hand basin and a heated towel rail. A family bathroom comprising bath with shower over, w/c, pedestal hand basin and heated towel rail completes the internal accommodation.

Externally the rear garden has been laid to lawn with a patio seating area to one side. There is a timber garden shed in one corner, perfect for the storage of gardening paraphernalia. The garden has been planted with a number of mature trees and shrubs to the borders. There is a single garage with an up and over door, whilst a gravelled driveway provides additional off street parking. The front has been planted with box hedging, flowers and shrubs.





AN ATTRACTIVE BUNGALOW IN A HIGHLY DESIRABLE AREA



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 | | | |
| | | 66 | 81 |

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 | | | |
| | | 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: The Beeches, Pocklington, York, North Yorkshire, YO42 2HS
Reference: 1849



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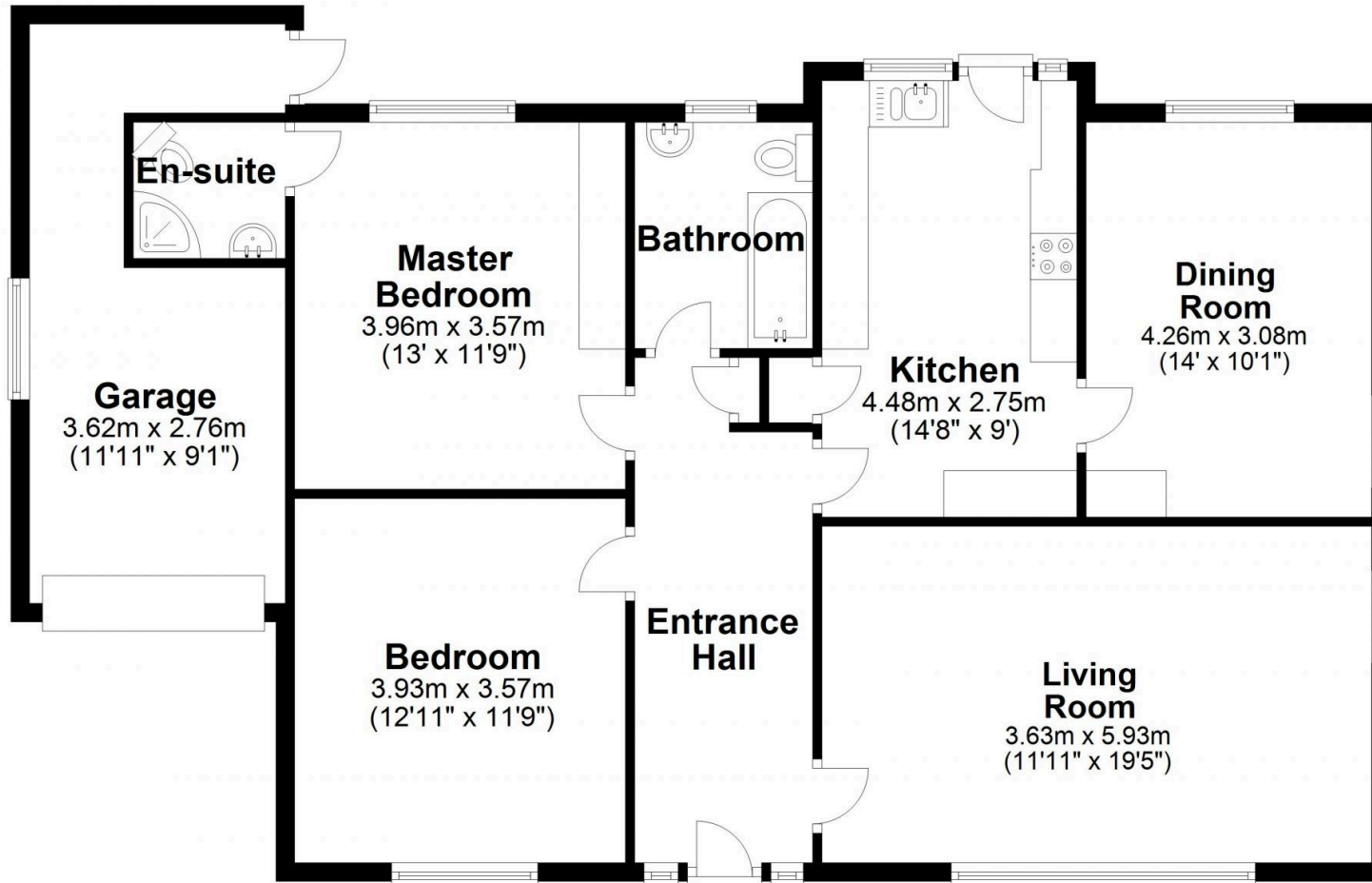


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 111.2 sq. metres (1197.2 sq. feet)



Total area: approx. 111.2 sq. metres (1197.2 sq. feet)

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

Disclaimer

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