



**Mill Cottage, Canal Head, Pocklington, York, North Yorkshire, YO42 1NW**

• No Onward Chain • A lovely cottage situated in just over 0.2 of an acre • Kitchen • Living room • Two bedrooms • Bathroom • A mature hedge encloses the garden. Off street parking • Shared septic tank • Oil fired central heating •

EPC = E

## Guide Price £249,500

Are you a first time buyer or someone that is just looking to downsize, then look no further as this lovely two bedroom detached cottage could be perfect for you. The property is accessed via a shared drive and sits within a generous plot of just over 0.2 of an acre. Not only do you get a very good-sized garden but you will also benefit from lovely views over the canal to the front of the property. The property is offered to the market with No Onward Chain.

As you progress down the driveway you will see the Old Mill House directly in front of you, whilst Mill House Cottage can be found on the right hand side. There is off street parking to one side of the cottage but additional parking could be created to the front by utilising some of the lawn.

There is a paved patio seating area and a low maintenance gravelled area to the rear, perfect for sitting out and enjoying the sun in the summer months. The garden is fully enclosed by a mature hedge and benefits from several mature trees.

The property itself comprises: fitted kitchen, living room, two bedrooms and a bathroom.

Measurements below are approximate:

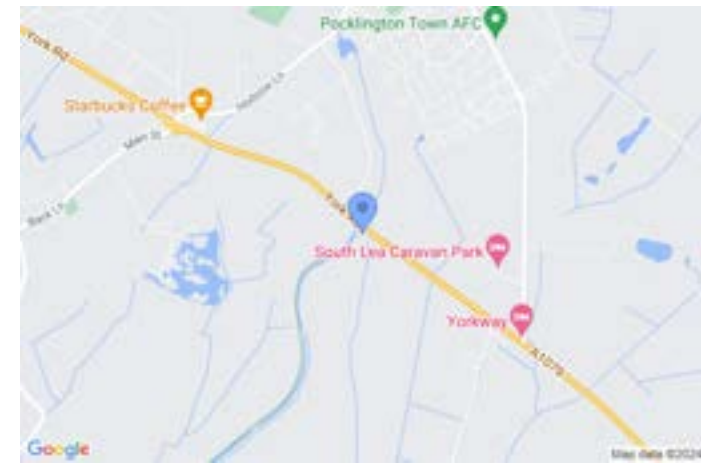
Kitchen - 1.78m x 3.37m (5'10" x 11'1")

Sitting Room - 3.39m x 4.73m (11'1" x 15'6")

Bedroom One - 2.78m x 3.66m (9'1" x 12'0")

Bedroom Two - 2.67m x 2.46m (8'9" x 8'1")

The property has its own oil fired central heating system and shares a septic tank with The Mill House.

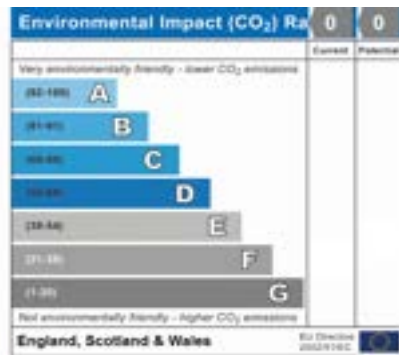
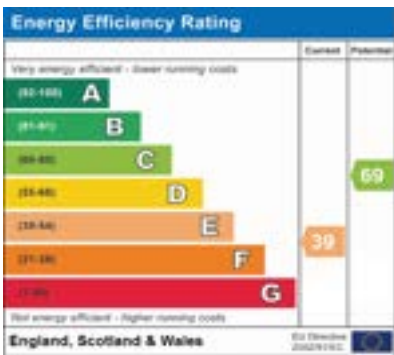




**NO ONWARD CHAIN**



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



Address: Canal Head, Pocklington, York, North Yorkshire, YO42 1WR  
Reference: 1766

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services TBC



rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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

## Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 52.4 sq. metres (564.5 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp  
Plan produced using PlanUp.

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