



Wold Road, Pocklington, York, YO42 2QG

- No Onward Chain • A fantastic project for a first time buyer or investor • Kitchen with space for multiple appliances and a breakfast table • Living room with a fireplace and a large window • Understairs storage • Two double bedrooms and a bathroom • Detached garage • Off street parking for four cars • Enclosed rear garden • EPC = D

Guide Price £175,000

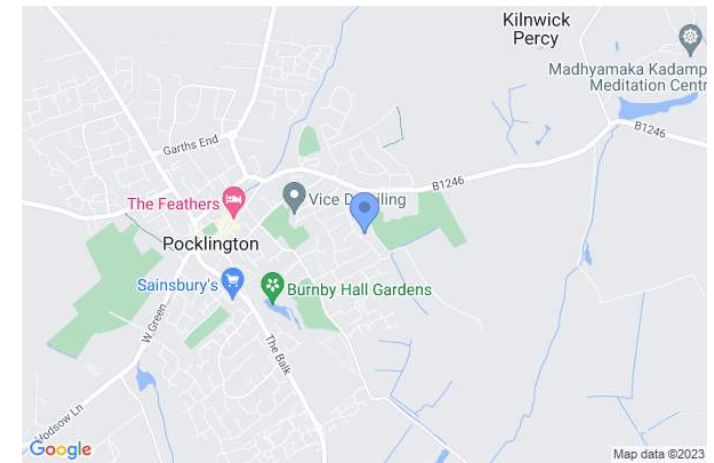
If you are a first time buyer, investor or just like the idea of taking on a small project, then look no further as this two bedroom property could be exactly what you have been waiting for. The property is located at the end of a quiet cul de sac and benefits from open fields to it's a rear, a rare commodity for so many houses these days. The property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

There are two entrances to the property, the first can be found at the side and the second at the rear. The door at the rear opens into a kitchen which has been fitted with an L shaped worktop that incorporates a stainless steel sink with drainer. There are various storage cupboards and space for white goods.

As you move through you will see an under stairs storage cupboard on your right. The living room has a large window to the front that allows natural light to enter, whilst a stone fireplace can be found at the centre of the room and a low lying stone display unit in one corner.

To the first floor there are two good sized double bedrooms and a family bathroom comprising bath, pedestal hand basin and a w/c.

Externally the rear garden is primarily laid to lawn, with a path to two sides. There is a fence on the left and a mature hedge at the rear. At the side of the garden you will find a detached garage with an up and over door, whilst the drive provides off street parking for four cars.





AN EXCITING OPPORTUNITY TO RENOVATE THIS TWO BEDROOM HOME WITH NO ONWARD CHAIN



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		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wold Road, Pocklington, York, North Yorkshire, YO42 2QG
Reference: 1671

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 B

Local Authority East Riding of Yorkshire Council

Services All mains services



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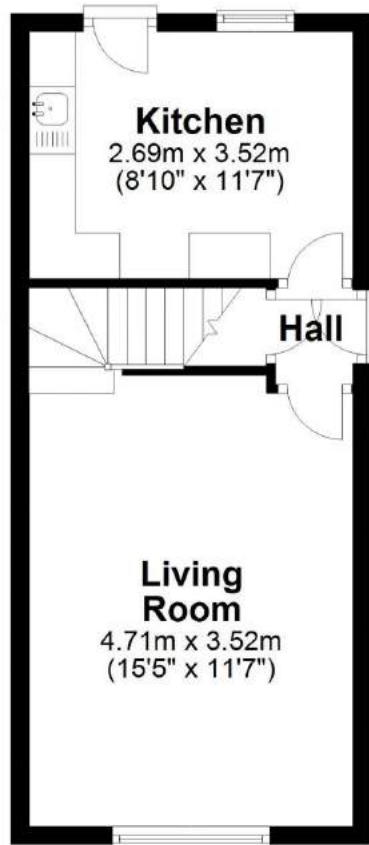


Offices in **York, Pocklington and Market Weighton**

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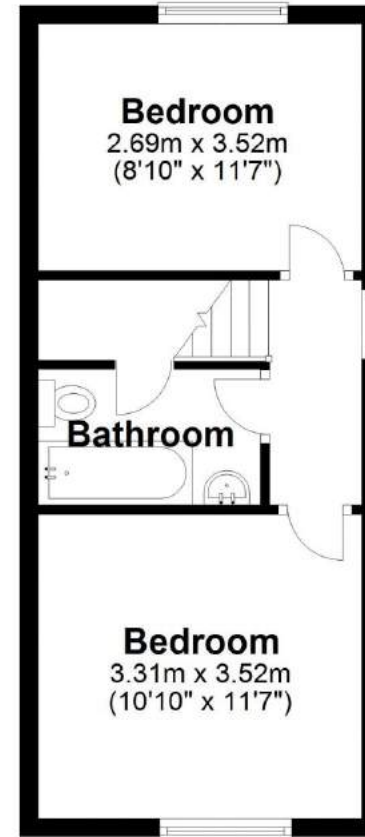
Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 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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