



7 Sherbuttgate Drive, Pocklington

York



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Pocklington, York

Letsmove is introducing this charming 2-bedroom semi-detached bungalow, situated in a desirable neighbourhood. Upon arrival, you will be greeted by the attractive exterior featuring a well-maintained garden with colourful flowers and a private driveway.

Step inside to discover a spacious and bright living room, ideal for relaxing or entertaining guests. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The adjoining kitchen is a chef's dream with modern appliances, ample storage space, and a convenient breakfast bar for casual dining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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The property boasts two well-proportioned bedrooms, each offering a peaceful retreat at the end of a long day. The master bedroom features built-in wardrobes, providing plenty of storage space for your wardrobe essentials. The second bedroom also offers versatility, whether used as a guest room, home office, or hobby space.

Completing the accommodation is the modern family bathroom, fitted with a sleek bath-tub, separate shower, washbasin, and WC. The neutral colour palette and contemporary fixtures create a spa-like ambience, perfect for unwinding after a busy day.

This bungalow is designed for comfort and convenience, with underfloor heating throughout and double glazing for energy efficiency. (A separate utility room provides space for laundry appliances and additional storage.) For outdoor enthusiasts, nearby parks and walking trails offer opportunities for leisurely strolls and enjoying the beauty of nature.

Conveniently located near local amenities, schools, and public transportation, this property offers a peaceful escape from the hustle and bustle of city life while remaining within easy reach of urban conveniences. Whether you are a first-time buyer, downsizer, or investor, this bungalow presents a fantastic opportunity to own a modern and well-appointed home in a sought-after location.

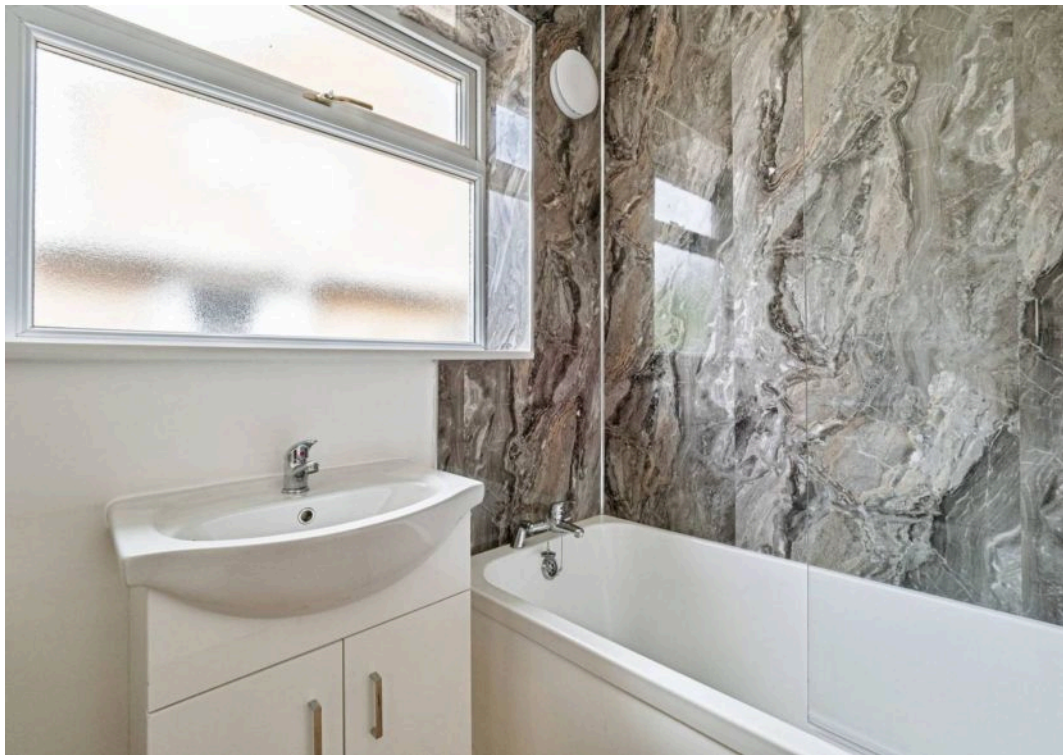
Don't miss out on the chance to make this stunning 2-bedroom bungalow your own. Contact us today to arrange a viewing and start envisioning your future in this delightful property.

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Tenure: Freehold









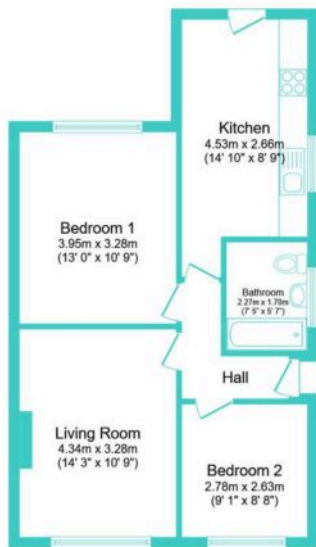
Letzmove

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Floor Plan
Floor area 56.5 sq.m. (608 sq.ft.)

Total floor area: 56.5 sq.m. (608 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 