

22, Mile End Park,  
Pocklington, YO42 2TH  
£395,000





## ABOUT THE PROPERTY

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Are you looking for a detached bungalow within walking distance into the centre of Pocklington, then make an early appointment to view?

From the moment you walk in, the bungalow offers well-planned accommodation that ensures a comfortable and functional living experience. The entrance typically leads to a welcoming dining room/reception hall. Thoughtfully designed the layout includes spacious lounge with conservatory off, two bedrooms both having a separate shower room, the dining kitchen offers a series of matching arrangement of floor and wall cupboards and separate useful utility.

Standing on a good sized plot with ample parking and a tandem double garage.

Mile End Park is situated in an exclusive development, offering a prestigious and desirable setting.  
**WE URGE YOU TO VIEW.**

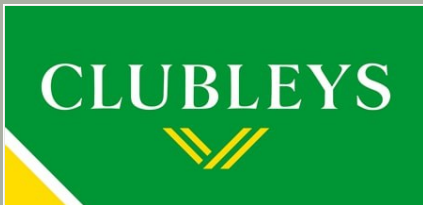
This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.











Tenure: Freehold  
East Riding of Yorkshire  
Band: D

#### ENTRANCE LOBBY

1.58m x 1.27m (5'2" x 4'1" )

Entered via a composite front entrance door and radiator.

#### DINING ROOM/RECEPTION HALL

3.31m x 4.25m (10'10" x 13'11" )

Having coving to ceiling, radiator, one wall light point and sliding doors to the rear elevation.

#### BEDROOM ONE

3.79m x 3.64m (12'5" x 11'11" )

Fitted wardrobes, radiator, coving to ceiling, double glazed window to the front and side elevation.

#### INNER LOBBY

1.56m x 1.37m (5'1" x 4'5" )

Cupboard with hanging rail.

#### SHOWER ROOM

2.55m x 1.69m (8'4" x 5'6" )

Fitted suite comprising walk in shower, low flush WC, vanity hand basin, chrome radiator, fully tiled and opaque double glazed window to the side elevation.

#### SITTING ROOM

4.10m x 4.72m (13'5" x 15'5" )

Bespoke fitted cupboard, gas fire set in Adam style surround, one wall light point, radiator and two double glazed window to the side elevation.

#### CONSERVATORY

2.84m x 2.62m (9'3" x 8'7" )

Brick and UPVC construction, radiator and double doors to the rear elevation.

#### INNER HALLWAY

2.00m x 0.94m (6'6" x 3'1" )

Cupboard housing wall mounted gas boiler, access to the loft which is boarded with loft ladder.

#### SHOWER ROOM

1.99m x 1.57m excluding door recess (6'6" x 5'1" excluding door recess )

Fitted suite comprising shower cubicle, pedestal hand basin, vanity hand basin, fully tiled, chrome radiator and opaque double glazed window to the side elevation.

#### BEDROOM TWO

3.32m x 3.65m (10'10" x 11'11" )

Fitted wardrobes, coving to ceiling, double glazed window to the front and side elevation.

#### DINING KITCHEN

3.63m x 4.23m (11'10" x 13'10" )

Fitted with a matching arrangement of Floor and wall cupboards with working surfaces, stainless steel sink unit with mixer tap, integrated appliances including dishwasher, fridge/freezer, double oven, four ring gas hob with extractor fan, double glazed window to the side elevation, recess lighting and sliding doors to the rear elevation.

#### UTILITY

1.65m x 3.65m (5'4" x 11'11" )

Plumbing for washing machine, space for tumble dryer, stainless steel sink unit, double glazed window to side and rear elevation.

#### TANDEM DOUBLE GARAGE

2.50m x 9.17m (8'2" x 30'1" )

Tandem double garage with roller shutter door, double glazed window to the side elevation and UPVC side personal door.

#### OUTSIDE

Enclosed rear garden, lawned, outside tap and patio seating area.

#### ADDITIONAL INFORMATION

##### APPLIANCES

None of the above appliances have been tested by the Agent.

##### SERVICES

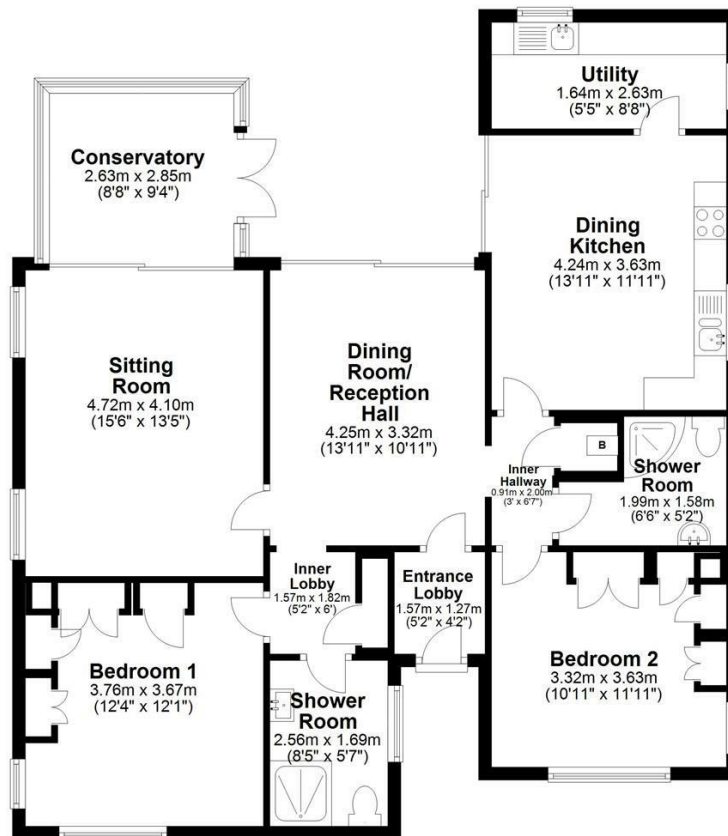
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

##### COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band D.



## Ground Floor



### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

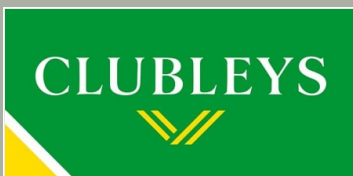
### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.