

RM
English



The Mile, Pocklington, York, North Yorkshire, YO42 2HQ

Guide Price £450,000

This attractive property is located on the edge of the Algarth, one of Pocklington's most sought-after residential areas. The property benefits from deceptively spacious accommodation which is primarily on the ground floor and has a substantial garden which has outline planning for a new dwelling. If you are an avid gardener and like spending time outside or are a property developer looking for your next building project, then look no further as this property ticks all the boxes. The property is offered to the market with No Onward Chain.

On entering through the rear of the property you will find yourself in a good sized porch which is perfect for the storage of coats and shoes. There are two doors from here, one opens into a utility room with fitted storage and space for various white goods, the other gives access to the kitchen. The kitchen is nicely presented with a L shaped worktop that incorporates a four ring gas hob, whilst a second worktop incorporates a stainless steel sink with drainer. There is a Bosch dishwasher, single oven and space for an undercounter fridge.

Beyond the kitchen you will find the living room which has a bay window to one side that allows natural light to enter, whilst an electric fire can be found at the centre of the room. There are three further reception rooms on the ground floor, two of which have been used as bedrooms. A family bathroom comprising bath with rainfall shower over, pedestal hand basin, low level w/c and chrome heated towel rail completes the ground floor accommodation. Moving up the stairs you will see the third bedroom on the right hand side and a door that opens into a loft storage space. This could be converted to create a bathroom or an additional bedroom.

Externally you will see that garden is substantial and is mainly laid to lawn with the inclusion of pond. There are a variety of mature trees, shrubs and flowers. There are two access points, one to the front of the property, the other to the side. In addition, there is detached single garage. Outline planning permission has been granted for the erection of a detached dwelling within the rear garden. A plan can be found in the images. Application No: **23/00274/OUT**

1. Approval of the details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved:

- a) the layout of the development
- b) the scale of the development
- c) the appearance of the development
- d) the means of access to the site
- e) the landscaping of the site

This condition is imposed as the application was made for outline planning permission and is granted to comply with the requirements of Section 92 of the Town and Country Planning Act 1990





AN ATTRACTIVE BUNGALOW WITH OUTLINE PLANNING FOR AN ADDITIONAL DWELLING



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			
		49	74
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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address: The Mile, Pocklington, York, North Yorkshire, YO42 2HQ
Reference: 1929



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

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Total area: approx. 158.2 sq. metres (1703.0 sq. feet)

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

9 The Mile

Disclaimer

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