



**Kembla, York Road, Barmby Moor, York, North Yorkshire, YO42 4HT**

- No Onward Chain • Easy access to Pocklington and York • Spacious kitchen • Two reception rooms • Garden room • Two good sized bedrooms • Family bathroom • Detached garage • Off street parking for multiple cars • EPC =

## Guide Price £250,000

\*No Onward Chain\*

Conveniently located just off the A1079 between the city of York and the market town of Pocklington, is this two bedroom detached bungalow. Positioned nicely on a great plot, this property has plenty of potential, as well as the scope to extend. An early viewing is highly recommended.

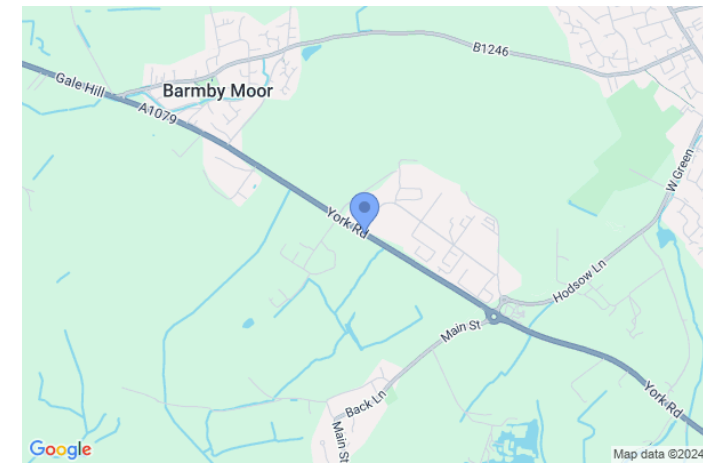
As you enter the property you find yourself in the first of two reception rooms, with a gas fire to its centre, which leads onto the kitchen.

The kitchen offers ample storage above and below three separate worktops. One of which incorporates an oven and electric hob, another housing a stainless steel sink with drainer. Additionally, there is space here for white goods.

Another large reception room follows with an adjacent garden room, both offering doors that open onto the rear of the property.

Two good sized bedrooms and a family bathroom complete the internals. The bathroom comprises a bath, walk in shower, hand basin and w/c.

Externally there is a large rear garden, detached garage and off street parking for multiple cars. Due to the generous plot size, extending the property should not be an issue at all, offering any potential buyers the chance to add valuable living space and value to their home.





**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			60
(39-54) <b>E</b>			
(21-38) <b>F</b>		37	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Oil central heating. Mains water & electric.



Address: Kembla, York Road, Barmby Moor, York, North Yorkshire, YO42 4HT  
Reference: 2047



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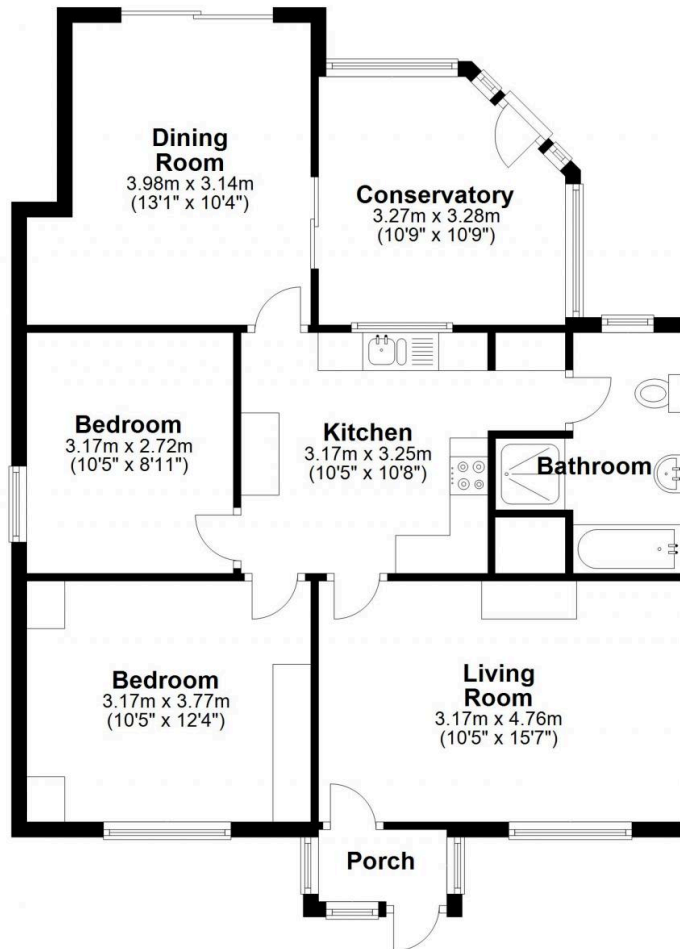


Offices in York, Pocklington and Market Weighton

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## Ground Floor

Approx. 81.5 sq. metres (877.3 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 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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