



Yapham Road, Pocklington, York, YO42 2DX

• A substantial bungalow with solar panels • Circa 0.3 acre plot with potential for development • Multiple reception rooms, both with bay windows. One could be used as a bedroom • Kitchen with a range of appliances & storage units. Separate utility room • Garden room with a ceiling lantern & doors out to the rear garden • Office area at the base of the stairs • Two further bedrooms, one with built in storage, the other with an en-suite. Family bathroom • Converted loft room with velux windows & storage • Stunning gardens, mature trees, brick store, double garage & a drive • EPC = C

Guide Price £475,000

If you are looking for a change of lifestyle, like the idea of single storey living and want to be only a short distance from the centre of Pocklington and all its amenities, then look no further as this exceptional bungalow could be exactly what you have been waiting for. The plot extends to circa 0.3 of an acre, so there is potential to not only extend the bungalow but there could be a building plot subject to planning permission at the rear of the garden. There cannot be many properties left within the town that offer as much potential as this lovely home does, so a viewing is highly recommended to fully appreciate everything that it has to offer. The property has also been fitted with solar panels.

On entering through the front door you will find yourself in spacious hallway which almost extends the full length of the property and has doors off to both sides. The first two rooms to the front of the property are the living room and dining room, both of which have lovely bay windows that allow natural light to enter. One of these could be used as an extra bedroom if multiple receptions are not required.

The kitchen has been fitted with an L shape worktop, stainless steel sink with drainer, four ring gas hob, double oven, dishwasher, various storage units and space for a free-standing fridge/freezer. Off the kitchen you will find a utility area with plumbing for white goods, storage and a door which opens to the drive.

There are two further double bedrooms on the ground floor, one of which has been fitted with built in wardrobes, the other an en-suite comprising shower and w/c. In addition, there is a family bathroom. A garden room with a ceiling lantern is located at the rear of the bungalow and provides the perfect place to sit and admire the garden or relax in the warmer summer months. At the base of the stairs you will find an office area which is extremely useful, especially if you work from home.

To the first floor there is a large, vaulted loft room which has two velux roof lights for natural light and a number of low level storage units. This room is extremely versatile so could be used for a variety of purposes depending on individual requirements.

Externally the rear garden is extensive and mainly laid to lawn, with the addition of multiple flower/growing beds and fruit trees. The borders boast a variety of mature trees and shrubs. There is a brick built store immediately adjacent to the garden room and a detached double garage with electric roller doors. The front garden again is laid to lawn with a variety of mature shrubs and trees to the borders. There is off street parking for multiple cars on the drive.





A FANTASTIC BUNGALOW WITH A SUBSTANTIAL PLOT



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		
	70	72
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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	

Address: Yapham Road, Pocklington, York, YO42 2DX
Reference: 1830

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

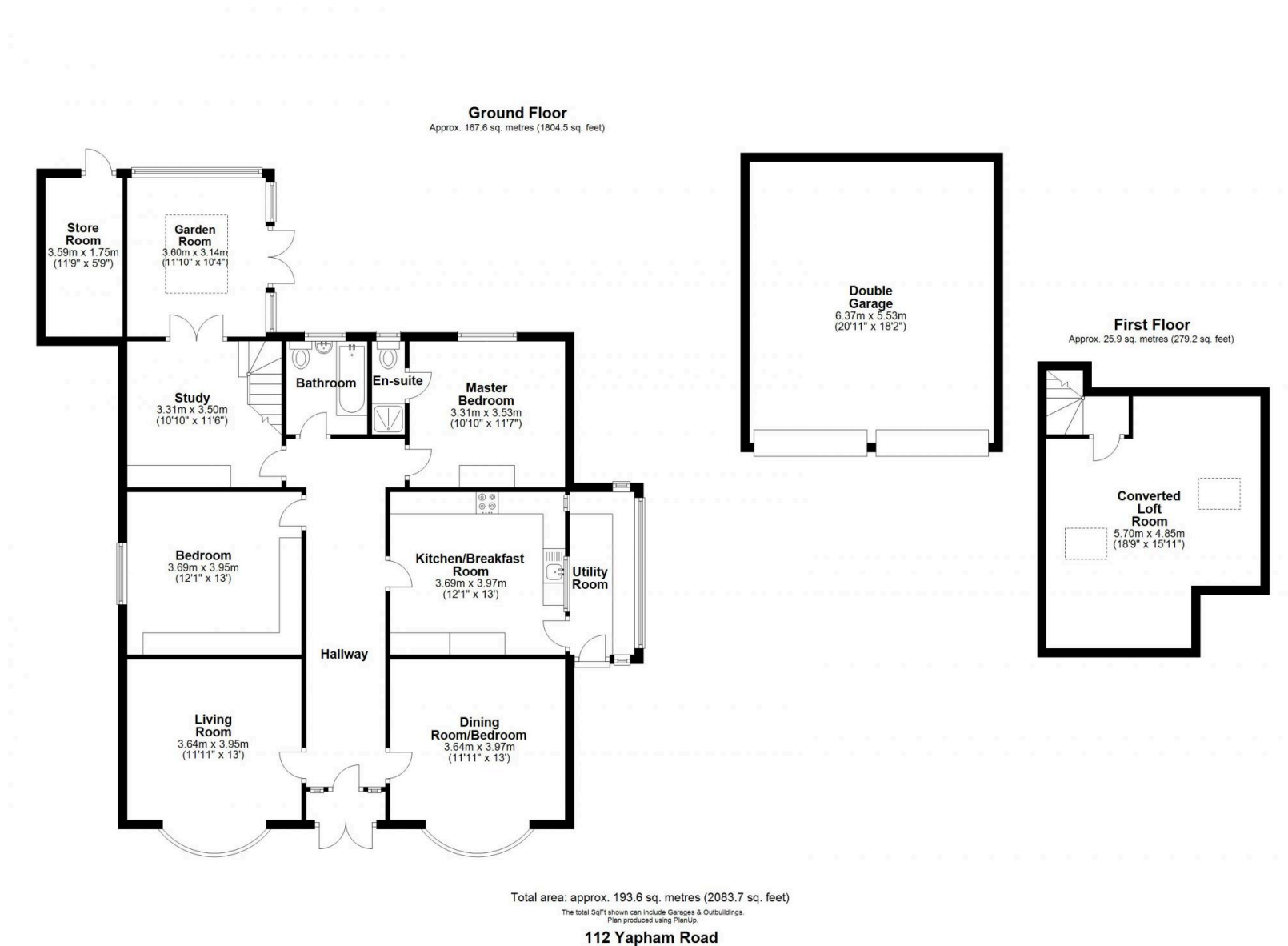


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