



**7 Sherbuttgate Drive, Pocklington, York, North Yorkshire, YO42 2ED**



- No Onward Chain • Situated in a popular residential area • Recently refurbished throughout • Living room • Kitchen • Two bedrooms • Bathroom • Front and rear gardens • Off street parking • EPC = D

## Guide Price £285,000

Situated in a popular residential area just a short walk from Pocklington town centre is this newly refurbished bungalow. With the current vendors leaving out carpets and appliances, these can be chosen by potential buyers to suit their wants and needs specifically, ultimately making it their perfect home. This property is offered to the market with the added benefit of no onward chain.

As you enter the property you find yourself in the hallway with the first of two bedrooms to your left.

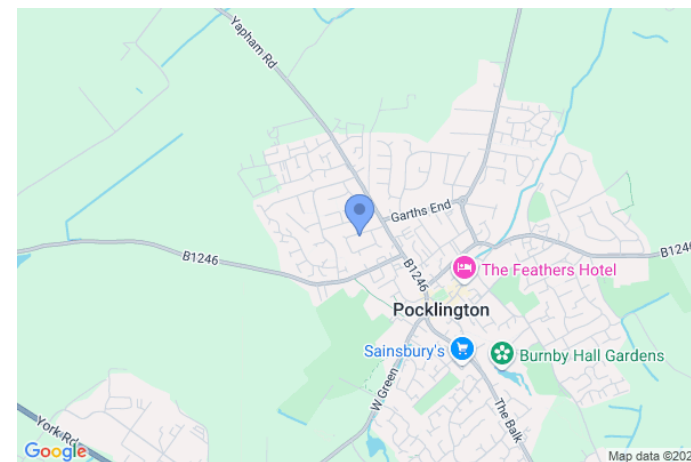
As spacious living room follows and houses an open fire to its centre.

The bathroom is brand new and comprises a bath with overhead shower, basin with storage below, low level w.c and an additional storage cupboard and shelving.

The kitchen has also been newly installed and comprises multiple worktops with storage above and below, with one housing a stainless steel sink with drainer. There is also space here for white goods and an oven/hob as well as a back door leading into the rear garden and patio seating area.

A good sized double bedroom completes the internal space here.

Externally there is off street parking for multiple cars, front and rear gardens and a patio seating area.







**RECENTLY REFURBISHED THROUGHOUT**





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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	83
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		
	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	

Address: Sherbuttgate Drive, Pocklington, York, North Yorkshire, YO42 2ED  
Reference: 2253

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services ALL MAINS SERVICES



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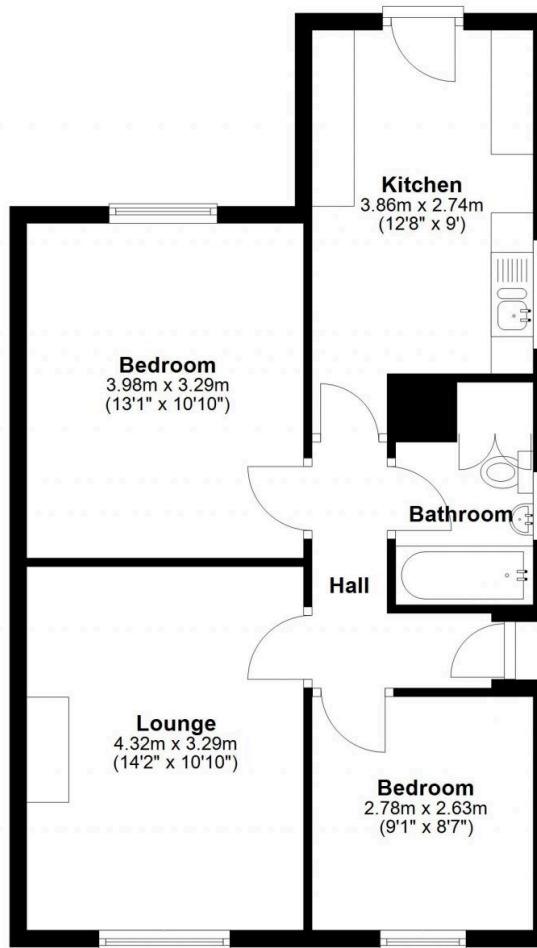


Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**

## Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 56.0 sq. metres (603.1 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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