

RM  
English



**Yapham Road, Pocklington, York, YO42 2DZ**



- No Onward Chain • A deceptively spacious bungalow in a highly desirable location • Open plan kitchen/dining/living area • Kitchen with a range of fitted appliances • Living room with a bay window & a contemporary electric fire • Garden room • Three bedrooms & a family shower room • Fully enclosed rear garden with a patio & greenhouse. Low maintenance front garden • Garage & driveway • EPC = D

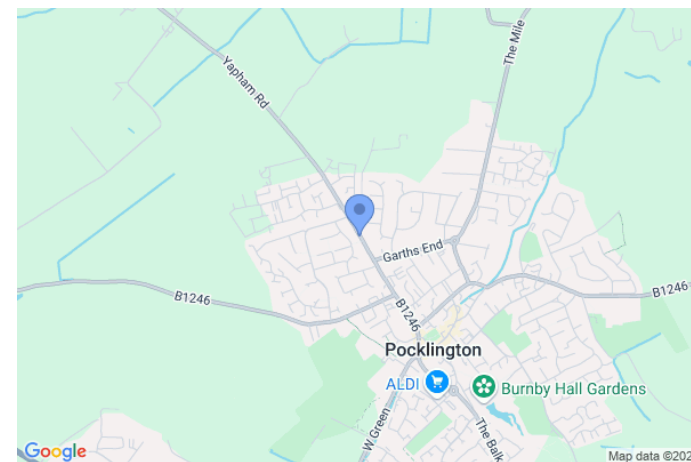
## Guide Price £375,000

Located only a short distance from the centre of Pocklington and all its amenities, is this delightful three bedroom detached bungalow with No Onward Chain. The property has been a much-loved home for a number of years but the time has now come for someone new to come in and inject their own style and flare. The internal accommodation is deceptively spacious and naturally very light, so if you like to enjoy the summer sun from the comfort of your home then this will surely appeal. Bungalows within this area are always in high demand, so a viewing is highly recommended to fully appreciate everything it has to offer.

On entering you will see a spacious entrance which leads to an inner hallway with doors off to all sides. The first door on the right opens into an open plan kitchen/dining/living area which is not only large but benefits from triple aspect windows, one of which is a lovely bay that allows natural light to flood the room. There is a contemporary electric fire to one side of the living area, an attractive focal point especially in the colder winter months. The kitchen/diner has been fitted with a solid L shaped granite worktop, stainless steel sink with drainer, four ring Neff induction hob with extractor over, combination microwave/grill, single oven, dishwasher, fridge/freezer, washing machine and various storage units. There is space for a dining table with chairs, whilst a door to the side gives access to the garden room from which you can enter the garden.

There are three good sized bedrooms, all of which have space for fitted storage. The family shower room comprises walk in double shower, hand basin with storage below, low level w/c, chrome heated towel rail and built in storage.

Externally the rear garden is primarily laid to lawn with borders of stunning flowers, mature shrubs and trees. In addition, there is a patio seating area and a greenhouse. The front garden has been planted with various shrubs and gravelled. There is off street parking on the drive for two cars and a garage.







**AN ATTRACTIVE THREE BEDROOM BUNGALOW WITH 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	79

Address: Yapham Road, Pocklington, York, North Yorkshire, YO42 2DZ  
Reference: 2307

Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



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

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## GROUND FLOOR

APPROX. 102.5 SQ. METRES (1103.6 SQ. FEET)



TOTAL AREA: APPROX. 102.5 SQ. METRES (1103.6 SQ. FEET)

**81 YAPHAM ROAD**

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