

An aerial photograph of a residential property. The property is outlined with a red line and contains a large house with a grey tiled roof, a paved patio area with a blue umbrella, and a green lawn. There are trees and a driveway visible. A red box in the top right corner contains the text 'RM English'.

RM  
English

**Cavalino, Back Lane, Allerthorpe, YO42 4RP**

- No Onward Chain • A beautifully presented family home in a highly desirable location • Desirable corner plot with development potential • Living room with a log burner & a formal dining area • Kitchen with fitted appliances & storage
- Utility room • Five bedrooms, one with a dressing room & en-suite • Family bathroom • Double garage & driveway •

EPC = D

## Guide Price £525,000

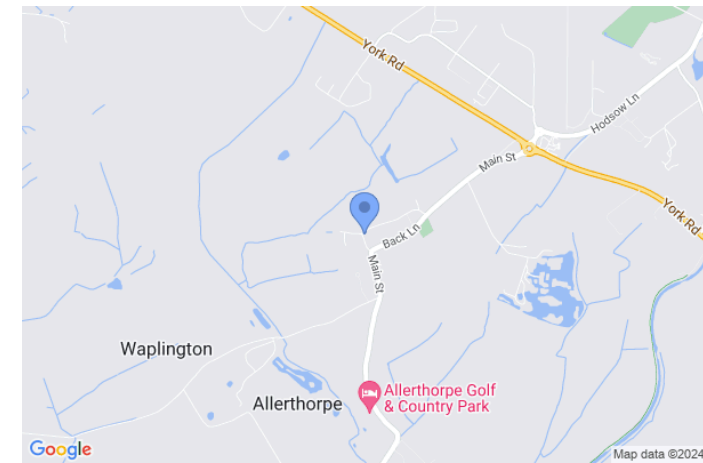
If you are looking for change of lifestyle, like the idea of being a part of a village community, want quick access to the market town of Pocklington and the City of York, then look no further as this deceptively spacious, detached bungalow could be exactly what you have been waiting for. The property occupies an enviable elevated corner plot on Back Lane, a highly desirable location that will surely appeal to the most discerning of purchasers. The plot totals 0.25 of acre so there is potential for further development if so desired. This lovely property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything it has to offer.

On entering you find yourself in the inner lobby with a door on the right that gives access to a home office which has fitted storage and a door straight ahead that opens into the living area. The living room is extremely spacious with full height windows to the rear which not only let an abundance of natural light in but provide lovely views over the garden. To the other side of the room, you will see an elevated hearth with a log burner, a lovely addition especially in the colder winter months. A small set of stairs to the side lead up to a formal dining area which can accommodate a good sized table with chairs. Again there is a large window that allows natural light to enter.

The kitchen is immediately adjacent and has been fitted with four separate worktops, one of which incorporates a stainless steel sink with drainer. There is a Rangemaster oven with a six ring electric hob over, a dishwasher, various storage cupboards, a heated towel rail and space for additional white goods. At the rear of the kitchen you will find a second porch which gives access to the integral double garage.

To the other side of the property there are five good sized bedrooms, the master benefitting from a fully fitted dressing room and an en-suite comprising double shower, low level w/c, hand basin with storage below and a chrome heated towel rail. A family bathroom comprising walk in double shower, bath, pedestal hand basin, low level w/c and a chrome heated towel rail completes the internal accommodation.

Externally you will find garden to all sides of the property, two of which have mainly been laid to lawn. There is a mature hedge and timber fence that encloses the property, making it extremely secure, an attractive feature especially if you have young children or pets. There is a patio seating area, timber shed and various mature shrubs. There is a solar water heating panel within the roof of the property which assists with reducing utility costs.





**AN ATTRACTIVE BUNGALOW ON A SUBSTANTIAL PLOT**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



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	59	70
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 F

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



Address:  
Reference: 1911



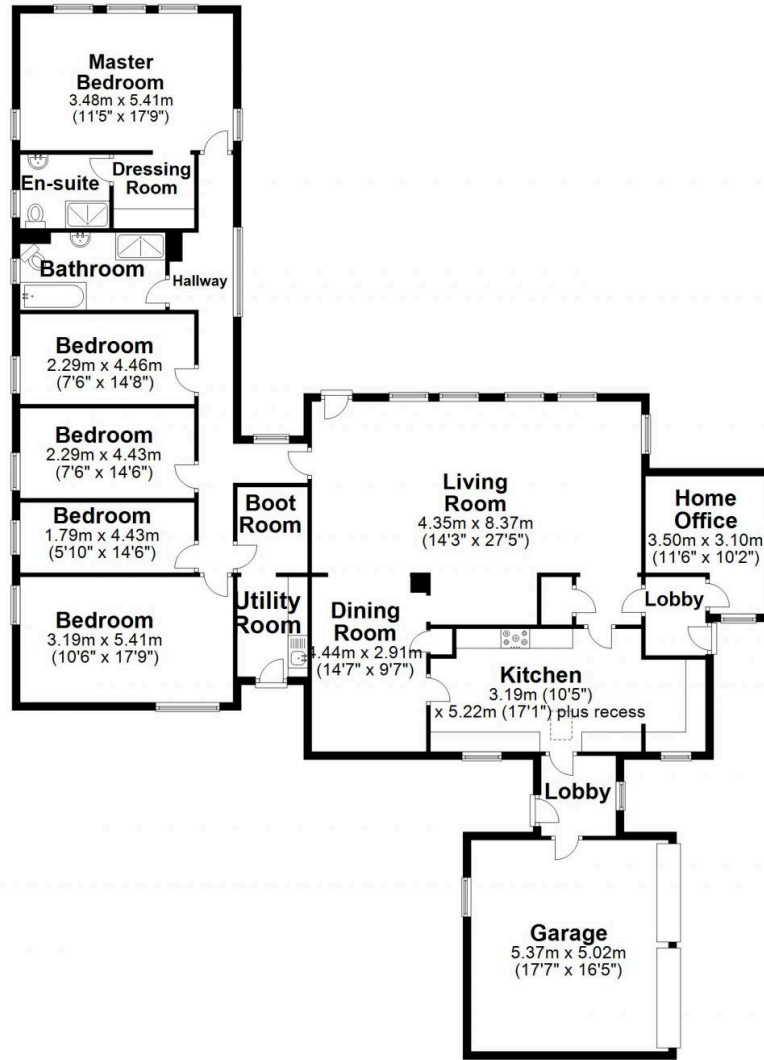
rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

**Ground Floor**  
Approx. 229.0 sq. metres (2464.8 sq. feet)



Total area: approx. 229.0 sq. metres (2464.8 sq. feet)

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

**Cavalino**

**Disclaimer**

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