

RM
English



Sherbuttgate Drive, Pocklington, York, North Yorkshire, YO42 2EJ

- No Onward Chain • In need of modernisation throughout • Living room with an electric fire • Kitchen with a range of storage units & space for various appliances • Two bedrooms, one with built in wardrobes • Family bathroom • Rear garden laid to lawn • Patio to the front • Detached garage with an electric roller door & a drive • EPC = D

Guide Price £207,500

If you are looking to downsize, like the idea of single storey living and want to be only a short distance from the centre of town, then look no further as this semi detached bungalow could be perfect for you. The property has been owned by the same family since it was built but the time has now come for someone new to come in and inject their own style and flair. The property is offered to the market with No Onward Chain and has recently been re-wired, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

The kitchen is located at the rear of the property and comprises L shaped worktop, stainless steel sink with drainer, freestanding oven with four ring hob over, various storage units and space for white goods. A door gives access to the rear garden.

The living room is a good size with a large window to the front that allows natural light to fill the room. There is a gas fire at the centre of the room perfect for the colder winter months.

There are two double bedrooms, one of which has a full wall of fitted wardrobes and drawers. A family bathroom comprising bath, pedestal hand basin and a low level w/c completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a path running to its side. There is raised decked seating area at the rear, perfect for enjoying the sun in the summer months. The garden is almost fully enclosed so is perfect if you have young children or pets. There is a sizable detached garage with an electric roller door, large enough for both a car and storage, and a driveway which provides additional off street parking. A large patio seating area to the front completes the property.

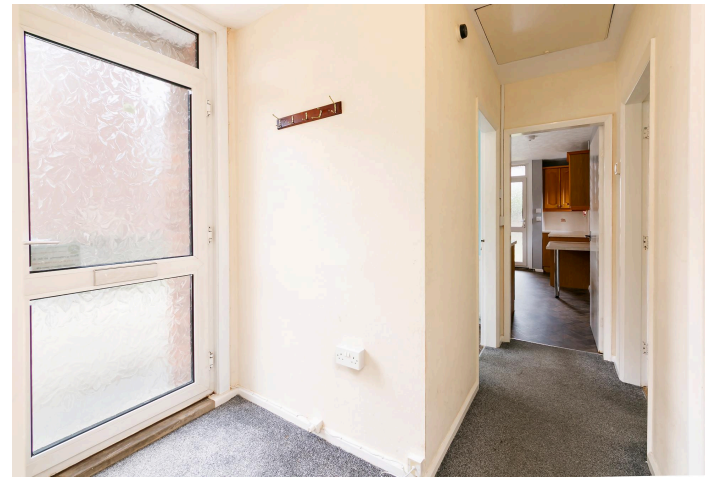
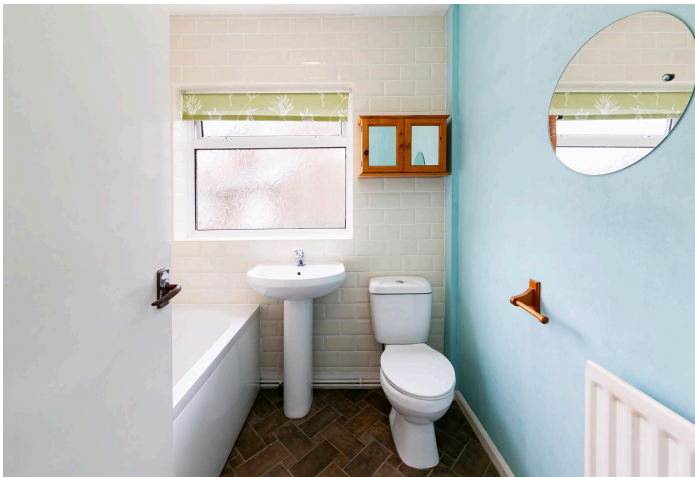




A LOVELY TWO BEDROOM PROPERTY WITH NO ONWARD CHAIN



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	86

Address: Sherbuttgate Drive, Pocklington, York, North Yorkshire, YO42 2EJ
Reference: 2357

Environmental Impact (CO ₂) Ra		
	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	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



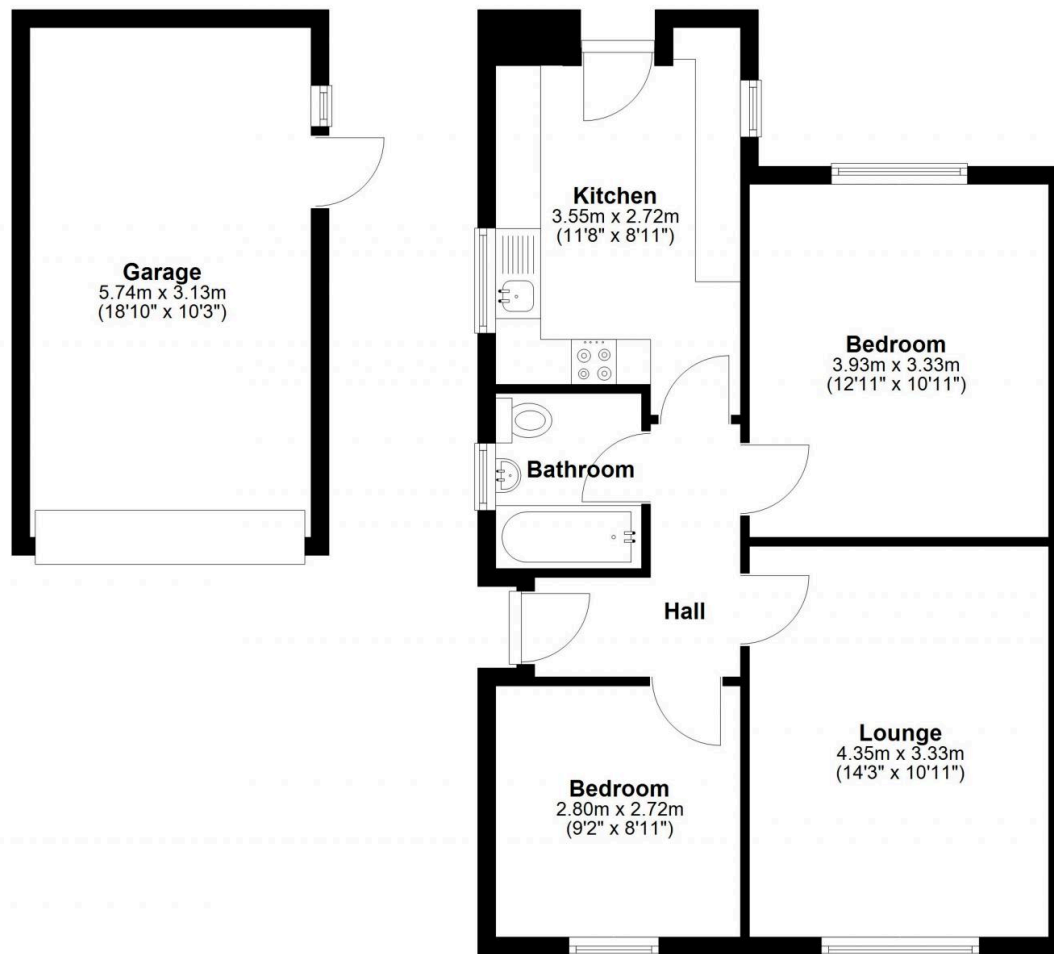
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Offices in **York, Pocklington and Market Weighton**

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Ground Floor



Total area: approx. 73.2 sq. metres (787.9 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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