



**Stewart Court, Pocklington, York, YO42 2ND**

- No Onward Chain
- Kitchen with a range of fitted appliances and storage
- Living room with a large window that allows natural light to fill the room
- Two double bedrooms, one with built in wardrobes
- Family shower room
- Close to the centre of town
- Over 55's
- Freehold
- Bus stop close by
- EPC = C

## Guide Price £189,950

Stewart Court is a well-regarded, over 55's residential development, located just off The Balk in the thriving market town of Pocklington. Managed by Anchor, the scheme offers a mix of one and two-bedroom homes designed with comfort, convenience and community in mind. Positioned in the heart of the town, residents benefit from exceptional accessibility to everyday amenities, with a large supermarket directly opposite, the high street just around the corner and a range of essential services including a GP surgery, post office and social facilities within a short walk. Regular bus services also provide easy connections to nearby York, expanding access to shopping, leisure and cultural attractions.

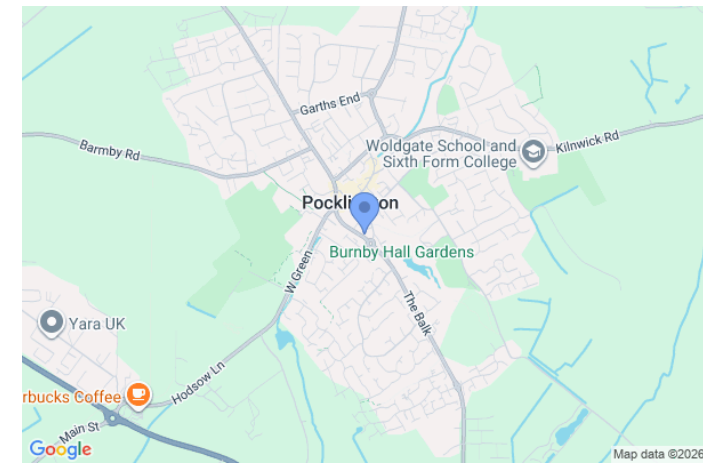
Pocklington itself is a vibrant and historic town set at the foot of the Yorkshire Wolds, offering an excellent selection of independent shops, supermarkets, cafés and restaurants, alongside leisure facilities, green spaces and well-regarded local services. Its blend of small-town charm and strong connectivity makes it an increasingly popular location for those seeking a relaxed yet well-served lifestyle.

This attractive two-bedroom semi-detached bungalow forms part of the Stewart Court development and offers well-proportioned, single-level accommodation extending to approximately 666 sq. ft. The property is set within neatly maintained communal grounds and benefits from a pleasant outlook, with a pathway leading to the front entrance and a small seating area ideal for enjoying the surroundings.

Internally, the layout is both practical and comfortable. A central hallway provides access to all rooms, enhancing ease of movement throughout the home. The spacious lounge is a bright and welcoming reception space, with ample room for both seating and dining. The fitted kitchen is arranged in a functional layout, offering a range of wall and base units with work surfaces, integrated sink and space for appliances, complemented by a window allowing for natural light.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, while the second bedroom offers flexibility for use as a guest room, dining room or home office. The accommodation is completed by a modern shower room fitted with a walk-in shower, wash basin and w/c.

Overall, this property represents an excellent opportunity to acquire a well-presented bungalow in a highly convenient and popular development, ideally suited to those seeking comfortable, manageable living within easy reach of Pocklington's wide range of amenities.





**A NICELY PRESENTED BUNGALOW IN THE HEART OF POCKLINGTON**



**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			
		66	81

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)	<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

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 2669



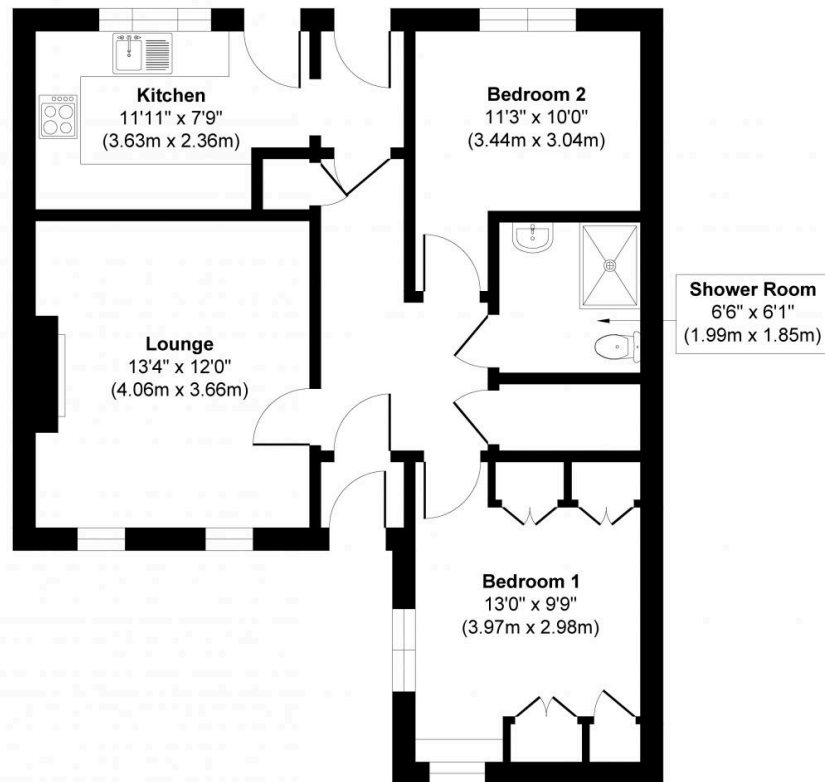
rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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

**Approx. Gross Internal Floor Area 666 sq. ft / 61.86 sq. m**



**Ground Floor  
Approximate Floor Area  
666 sq. ft  
(61.86 sq. m)**

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