



Chapel Hill Road, Pocklington, York, East Riding of Yorkshire, YO42 2JQ

• No Onward Chain • Three bed detached bungalow • Kitchen with breakfast bar • Spacious living/dining room • Shower room • Conservatory • Beautiful, private garden • Garage/store with adjacent greenhouse • Off street parking •

EPC = D

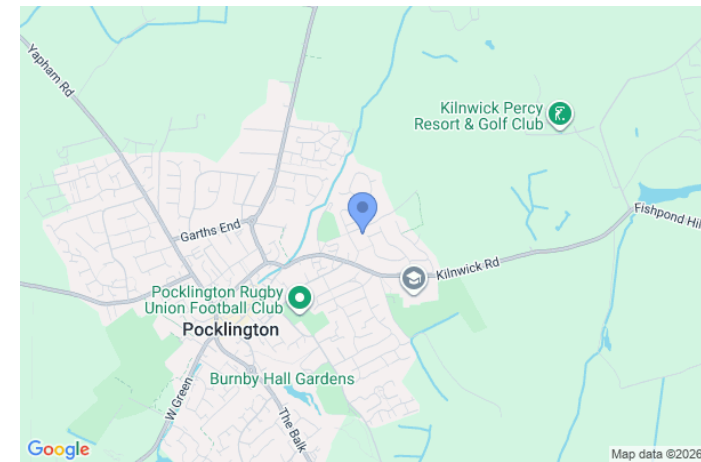
Guide Price £285,000

Situated within a quiet residential area of Pocklington, this well-presented detached three bedroom bungalow offers spacious and versatile single-storey accommodation, complemented by a beautiful, private rear garden. Well cared for throughout, the property benefits from a conservatory, a useful garage/store, off-street parking and a greenhouse, making it an appealing home for a range of buyers.

The accommodation comprises an entrance hall, a fitted kitchen with breakfast bar, a spacious living and dining room featuring an attractive stone fireplace, three bedrooms and a shower room. To the rear, the conservatory provides a useful, additional reception space with pleasant views over the garden, creating an ideal spot to relax and enjoy the outlook throughout the year.

Externally, the property enjoys a particularly attractive and private garden, featuring established planting, a lawn, patio seating area ideal for outdoor dining and entertaining, and a charming feature pond. A greenhouse and adjoining store provide further practical space for gardening enthusiasts and additional storage. To the front, a block paved driveway provides off-street parking, with secure, gated access leading to the property.

Offered to the market with no onward chain, this attractive bungalow presents an excellent opportunity for those seeking a well-maintained detached home in a peaceful residential setting, whilst remaining within easy reach of Pocklington's town centre and local amenities.

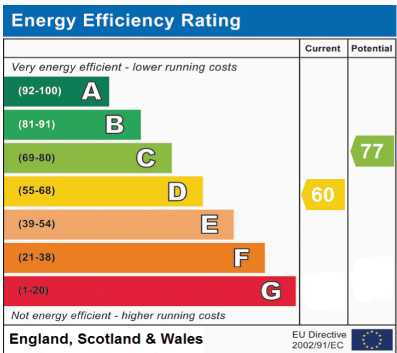
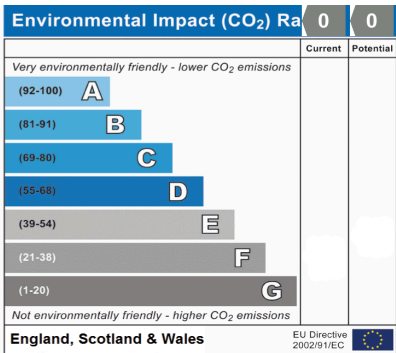




NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Address: Chapel Hill Road, Pocklington, York, East Riding of Yorkshire, YO42 2JQ
Reference: 3008

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



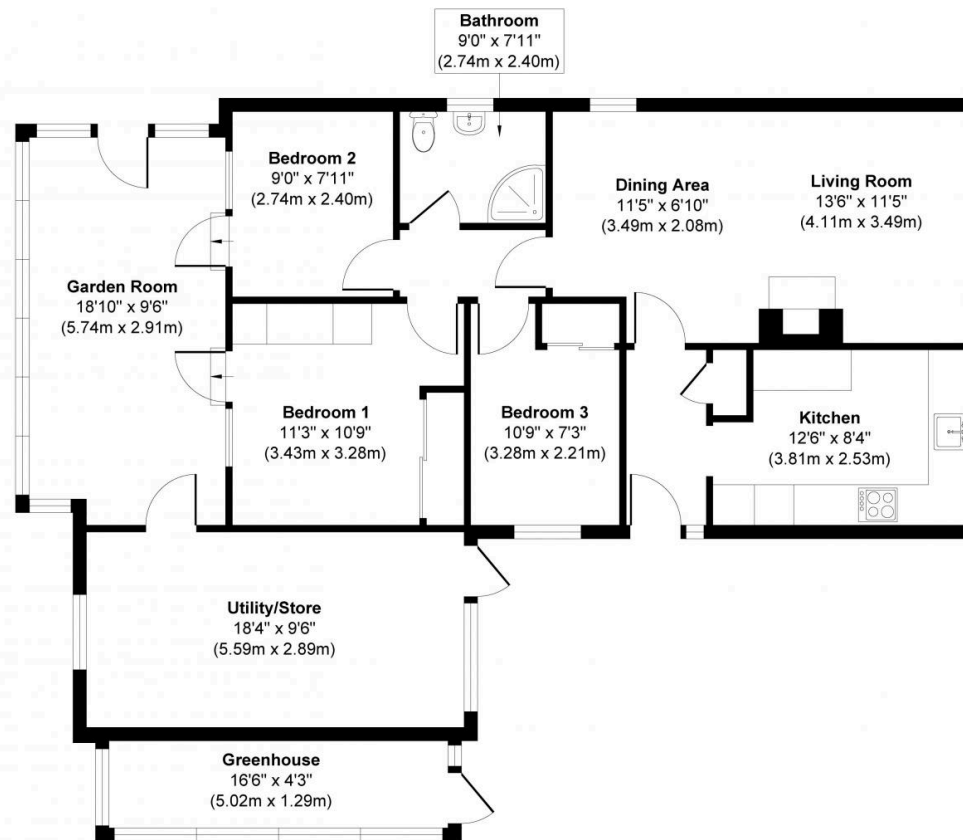
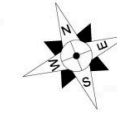
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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 1161 sq. ft / 107.90 sq. m



**Approximate Floor Area
1161 sq. ft
(107.90 sq. m)**

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