



The Balk, Pocklington, York, East Riding of Yorkshire, YO42 2ND

- No Onward Chain • A nicely presented bungalow in a highly desirable location • Living room with a large window that allows natural light to fill the room & an electric fire • Modern kitchen with appliances & storage • Two double bedrooms • Family shower room • Storage cupboard • Off street parking to the front • Rear garden • EPC = C

Guide Price £187,500

Situated just off The Balk in the popular market town of Pocklington, Stewart Court is an established and well-regarded residential development for those aged over 55. The development is managed by Anchor Housing and comprises of a selection of one and two-bedroom properties, offering residents comfortable and convenient homes within a friendly community environment. This particular property also benefits from the valuable addition of **off-street parking**, an extremely rare commodity within the development. The property is offered to the market with No Onward Chain.

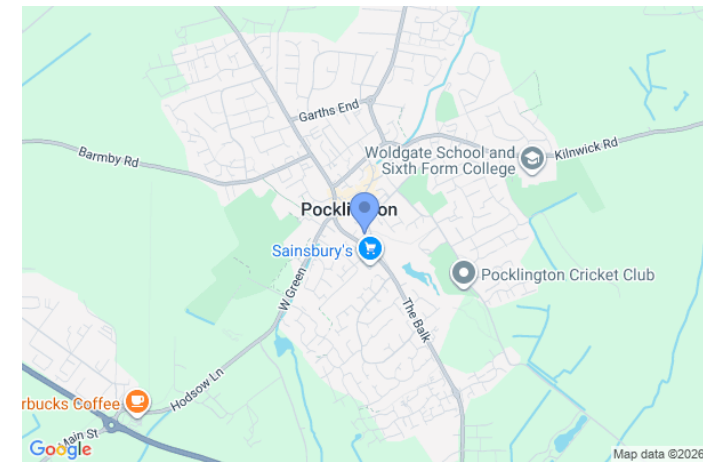
The development enjoys a particularly convenient position, with many of Pocklington's everyday amenities within easy reach. A large supermarket can be found directly opposite Stewart Court, while the town's high street is only a short walk away. A range of useful facilities, including a GP surgery, post office and various social amenities, are also readily accessible on foot. For those wishing to travel further afield, regular bus services provide straightforward connections into York and Hull, offering an even greater choice of shops, leisure facilities and cultural attractions.

This appealing two-bedroom semi-detached bungalow occupies a pleasant position within the centre of the development, surrounded by well-kept communal grounds. A pathway leads to the front entrance, with a small seating area to the front providing a pleasant place to sit and enjoy the outdoor surroundings. The provision of off-street parking is an additional practical benefit.

On entering the property, a central hallway provides access to the various rooms, creating an easy and practical flow throughout the accommodation. The generous lounge provides a comfortable main living space, with sufficient room to accommodate both lounge furniture and a small dining room table. The fitted kitchen is conveniently arranged with a selection of wall and base units, work surfaces, an integrated sink and space for appliances. A window allows natural light into the room and adds to the bright and practical feel.

There are two good-sized bedrooms, one of which could be used as a guest bedroom, dining room, hobby space or home office. Completing the accommodation is a modern shower room, fitted with a walk-in shower, wash basin and w/c.

Pocklington is a thriving and historic market town situated on the edge of the Yorkshire Wolds. It offers a varied selection of independent retailers, supermarkets, cafés and restaurants, as well as local leisure facilities, open green spaces and a good range of essential services. The town combines the character and appeal of a traditional market town with excellent day-to-day convenience and transport links, making it an attractive location for those looking for a more relaxed pace of life without being isolated from larger centres.

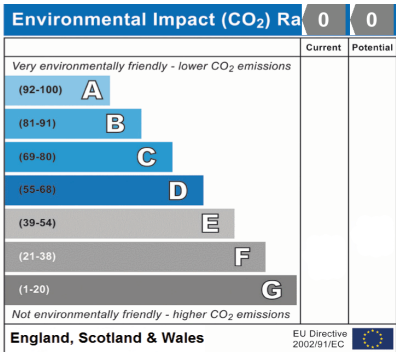
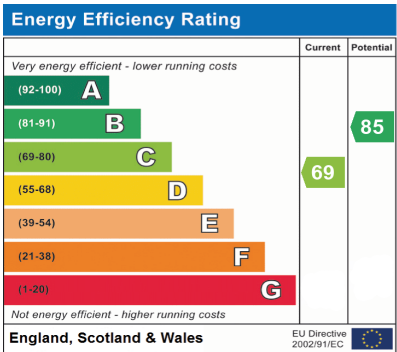




A DELIGHTFUL TWO BEDROOM BUNGALOW WITH OFF STREET PARKING & NO ONWARD CHAIN



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



Address: The Balk, Pocklington, York, East Riding of Yorkshire, YO42 2ND
Reference: 2919

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



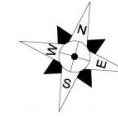
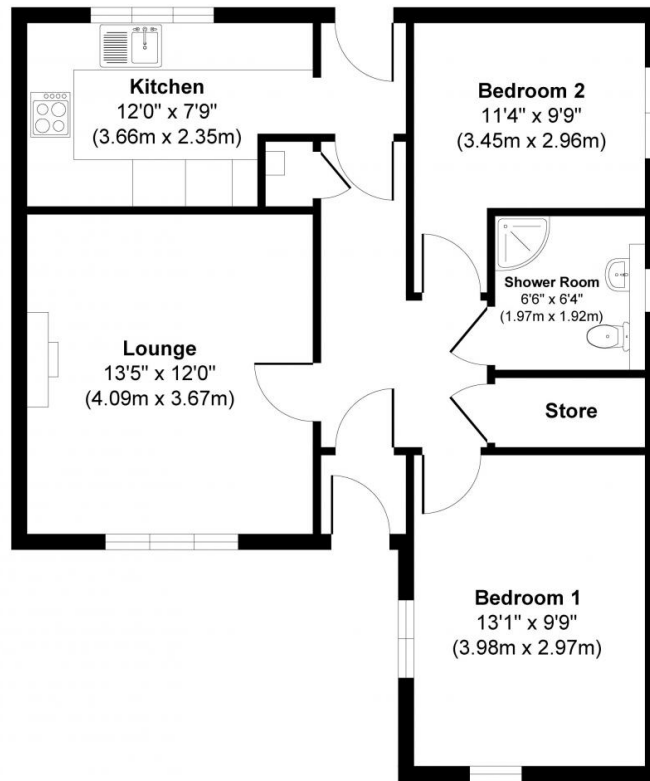
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Offices in **York, Pocklington and Market Weighton**

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

Approx. Gross Internal Floor Area 651 sq. ft / 60.52 sq. m



Ground Floor
Approximate Floor Area
651 sq. ft
(60.52 sq. m)

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