



Southfield Road, Pocklington, York, North Yorkshire, YO42 2XE

- No Onward Chain • A detached bungalow with a huge amount of potential • Open plan living/dining room • Kitchen with a range of storage units & space for various appliances • Three bedrooms • Family bathroom • Fully enclosed rear garden • Garage • Walking distance to the centre of town • EPC = D

Guide Price £315,000

Situated within the popular market town of Pocklington, only a short walk from all its amenities, is this attractive three-bedroom detached bungalow. The property is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything that it has to offer. Pocklington is nestled on the edge of the Yorkshire Wolds and offers an excellent blend of countryside charm and everyday convenience. The town provides a wide range of amenities including supermarkets, independent shops, cafés, health centre and leisure facilities, as well as cultural venues such as the well-regarded arts centre. Families are well catered for with schooling, while the surrounding countryside and nearby Pocklington Canal offer scenic walks and outdoor pursuits.

For commuters, Pocklington benefits from excellent road links, most notably the A1079 which connects directly to York and Hull. Regular bus services also operate between Pocklington, York & Hull, providing convenient public transport options for work or leisure, while further connections link to surrounding towns and the wider region.

The property itself offers well-balanced accommodation arranged over a single level, ideal for a range of buyers. A spacious living/diner forms the heart of the home, providing an excellent space for relaxing or entertaining, while the adjoining kitchen offers a practical layout with access through to a conservatory overlooking the garden.

There are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working, all served by a modern shower room. The layout is both functional and comfortable, with good natural light throughout.

Externally, the property benefits from a garage and driveway. There is a private garden space that complements the internal accommodation and offers further potential for outdoor enjoyment.

Combining a well-established residential setting with excellent access to local amenities and the wider road network, this bungalow represents a fantastic opportunity to enjoy life in a thriving market town within easy reach of York.

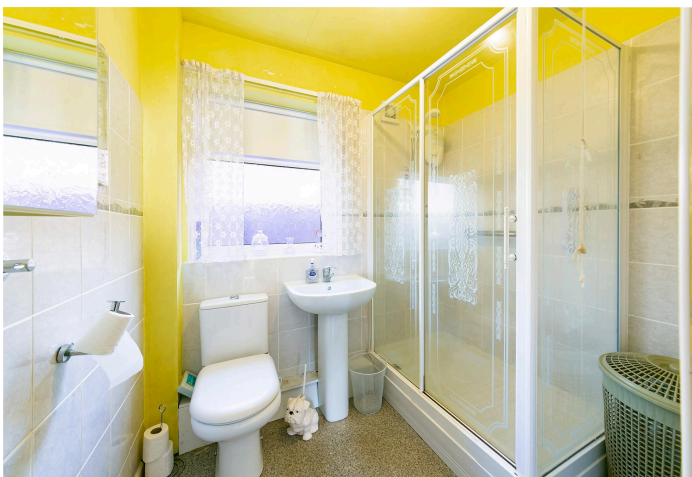




A THREE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Southfield Road, Pocklington, York, North Yorkshire, YO42 2XE
Reference: 2521



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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 998 sq. ft / 92.76 sq. m
Garage 142 sq. ft / 13.16 sq. m
Total 1140 sq. ft / 105.92 sq. m

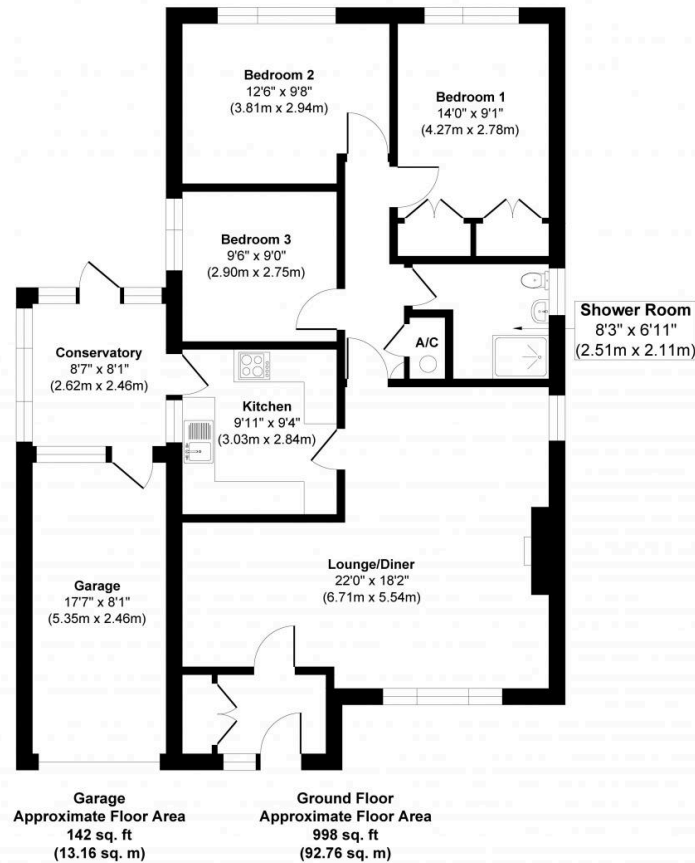


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