



Broadmanor, Pocklington, York, East Riding of Yorkshire, YO42 2GA

• No Onward Chain • Perfect for downsizers, first time buyers or investors • Close to local amenities • Kitchen • Spacious living room with adjacent conservatory • Two bedrooms • Modern shower room • Enclosed rear garden • Detached garage with off street parking • EPC = D

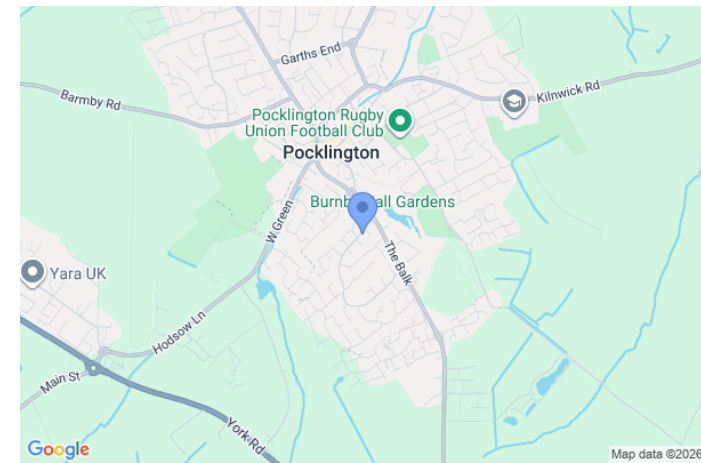
Guide Price £245,000

Situated in an ideal location within the popular market town of Pocklington, this well-presented two bedroom bungalow is just a short walk from the town centre and its excellent range of shops, cafés and amenities. Recently redecorated throughout and benefiting from new carpets, the property offers comfortable, single-storey living, together with off-street parking, a detached garage and an enclosed rear courtyard garden.

The accommodation comprises an entrance hall, a fitted kitchen and a spacious living room with sliding doors opening into a conservatory, providing additional living space and views over the rear courtyard garden. There are two bedrooms, both served by a modern shower room.

Externally, the property benefits from off-street parking and a detached garage, offering valuable additional storage or workshop space. To the rear, the enclosed courtyard garden provides a private and low maintenance outdoor area, ideal for relaxing or enjoying the warmer months.

Offered to the market with no onward chain, this attractive bungalow would make an excellent purchase for those seeking conveniently located, single-storey accommodation within easy reach of Pocklington town centre.

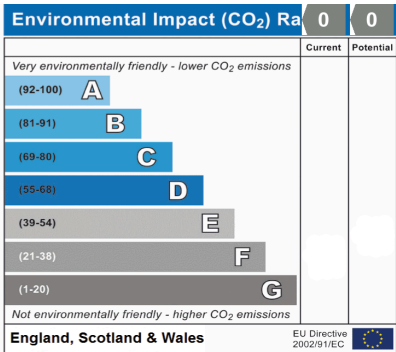
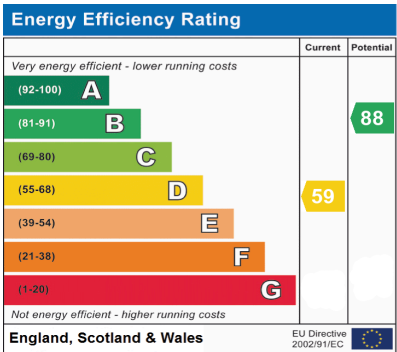




NO ONWARD CHAIN



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains services



Address: Broadmanor, Pocklington, York, East Riding of Yorkshire, YO42 2GA

Reference: 2941



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Approx. Gross Internal Floor Area 762 sq. ft / 70.84 sq. m
Garage 190 sq. ft / 17.68 sq. m
Total 952 sq. ft / 88.52 sq. m

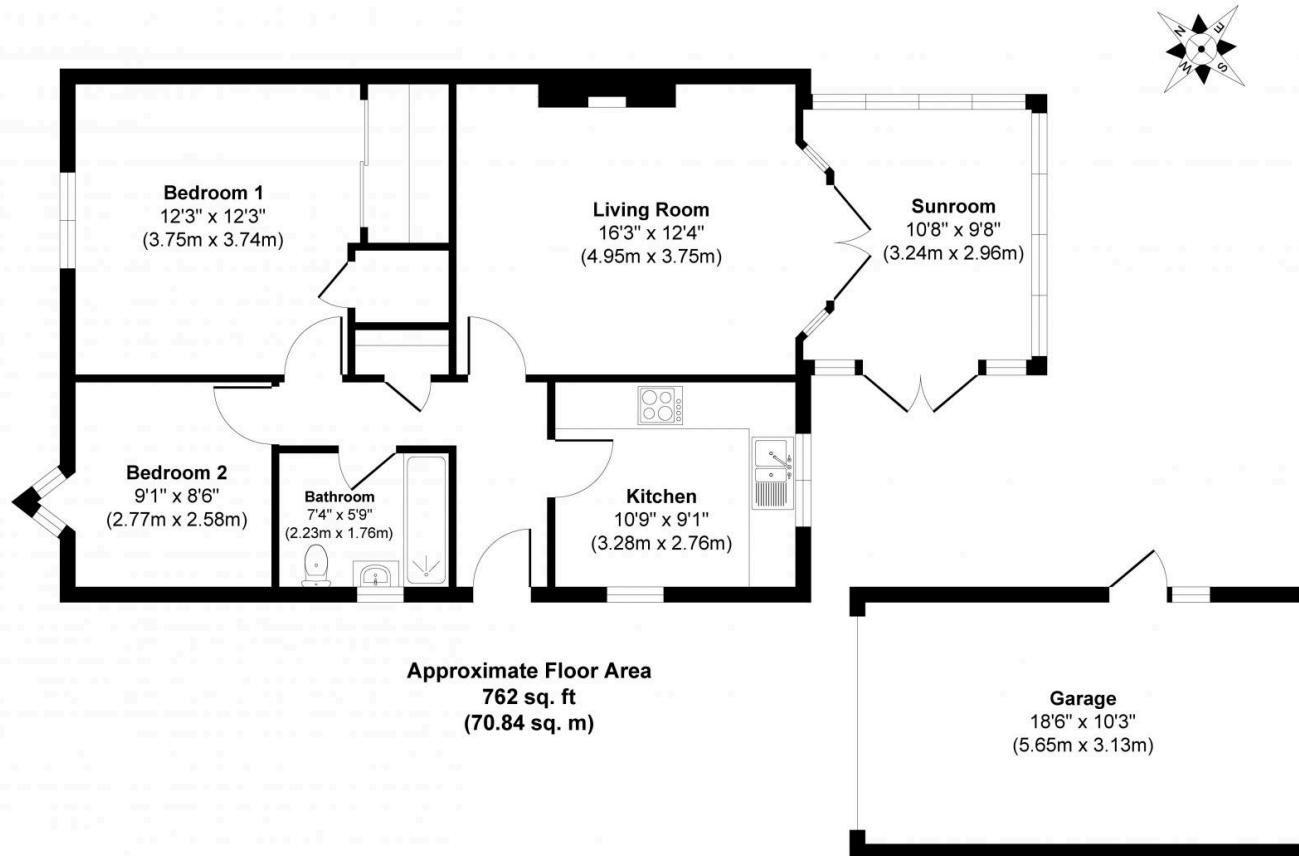


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