

RM
English

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

• No Onward Chain • A nicely presented bungalow in a highly desirable location • Living room with a log burner & large window that allows natural light to fill the room • Kitchen with a range of appliances. Separate utility room • Second reception room/home office & a garden room • Master bedroom with a vaulted ceiling & an en-suite • Two further double bedrooms • Family bathroom • Fully enclosed rear garden • EPC = D

Guide Price £299,950

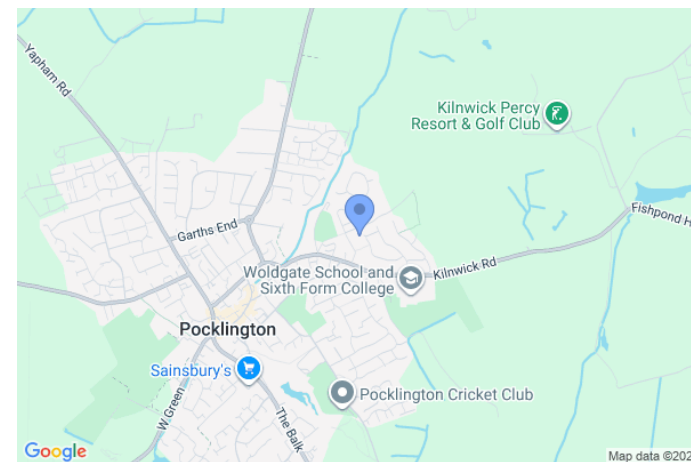
Offered to the market with No Onward Chain, this deceptive three-bedroom detached bungalow offers extended single storey living spanning over 1,000 square feet. Situated in a popular residential setting, the property provides versatile layout options including a dedicated study, utility space and a garden room.

To one side of the property you will find a generous living room, complete with a feature log-burning stove set against a stone surround and a large floor-to-ceiling window bringing in plenty of natural light. Nearby, the fitted kitchen features classic timber wall and base units, contrasting dark splashback tiling, an integrated oven, hob and space for additional white goods. There is direct access through to an incredibly spacious utility room with additional storage cupboards and plumbing for laundry appliances. There is a separate home office adjacent to the utility, perfect for anyone that needs to work from home. A garden room at the rear of the property provides a lovely space to sit and enjoy the views over the rear garden and the sun in the summer months.

The property offers three well-proportioned bedrooms, including a impressive main bedroom suite boasting vaulted ceilings with Velux skylights, French doors out to the garden decking, and its own private en-suite shower room with a corner glass shower enclosure. The remaining bedrooms are served by a central fully tiled family bathroom.

Outside, the property benefits from a block-paved driveway providing off-street parking to the front alongside established shrub borders. To the rear, the private enclosed garden features a mix of lawn, raised timber decking ideal for outdoor seating, a greenhouse, and outdoor timber storage sheds.

Pocklington is a highly desirable historic market town offering a perfect blend of rural charm and modern convenience. The town boasts a vibrant independent high street filled with boutique shops, cafes, traditional pubs, and major supermarkets including Sainsbury's and Aldi, while cultural attractions like the Pocklington Arts Centre and the scenic Burnby Hall Gardens provide plenty to see and do locally. Well-connected for commuters, Pocklington sits conveniently along the A1079 corridor for direct road links into York—located roughly 13 miles away—and Hull. The town is also served by a central bus station offering frequent services, such as the X46 straight into York city centre and train station, where mainline rail services connect onwards to London King's Cross, Leeds, and Manchester.

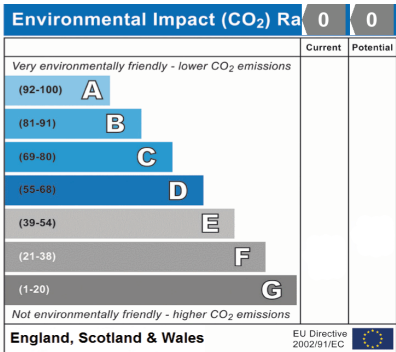
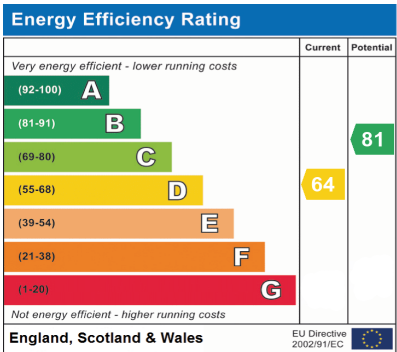




A DETACHED BUNGALOW WITH A FULLY ENCLOSED REAR GARDEN AND NO ONWARD CHAIN



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 All mains services



rmenglish.co.uk



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

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Approx. Gross Internal Floor Area 1042 sq. ft / 96.80 sq. m

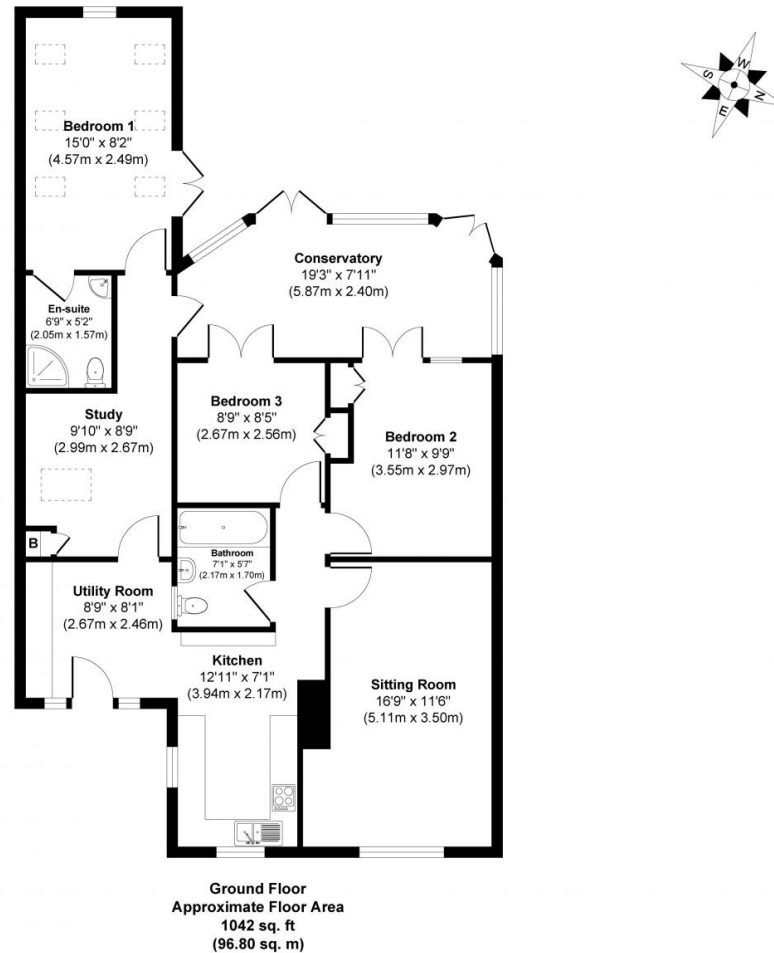


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