

RM
English



Maxwell Road, Pocklington, York, YO42 2HE

- A beautifully presented bungalow in a highly desirable location • Entrance hall with an original tiled floor • Living room with a bay window & electric fire • Open plan kitchen/diner with fitted storage. Separate utility room • Garden room with doors out to the garden • Three double bedrooms, one with an en-suite. Family shower room • Stunning gardens to the front & rear • Garage which doubles up as a workshop • Off Street parking • EPC = D

Guide Price £485,000

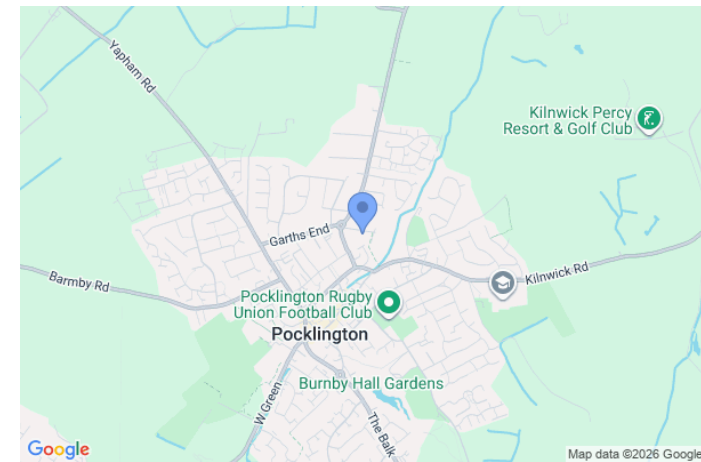
If you are looking for single storey living, require easy access to the centre of Pocklington and want a property with character, then look no further as this deceptively spacious bungalow provides just that. Properties within this particular location are not only desirable but are rarely seen on the market, so a viewing is highly recommended to fully appreciate everything that it has to offer.

As you approach you will see that there is a good sized porch which is perfect for the storage of coats and shoes. A door from here gives access to the inner hallway which boasts an original tiled floor, a feature that will surely appeal to anyone that likes character. The living room has a large bay window with a built in seat below which doubles up as storage. There is an electric fire at the centre of the room with a granite hearth and timber surround, a lovely feature, especially in the colder winter months.

Towards the rear of the property you will find the open plan kitchen/diner. The kitchen itself has been fitted with a U shaped granite worktop that incorporates a recessed sink and a four ring gas hob, whilst doubling up as a breakfast bar at one end. There is a double oven, various storage cupboards and space for a fridge and dishwasher. The dining area is spacious so can accommodate a good size formal dining table with chairs. A door to one side gives access back into the hallway and a set of double doors open to the garden room, which provides the perfect place to sit and enjoy the sun in the summer months. To the rear of kitchen you will find a cloakroom with a w/c and hand basin, whilst a separate utility room provides space for a full range of white goods.

There are three good size double bedrooms, one with dual aspect windows, whilst another has built in wardrobes and benefits from an en-suite shower room. A modern family shower room comprising walk in double shower, low level w/c and hand basin completes the internal accommodation.

If you like gardening then you will certainly be impressed with what is on offer. The current vendor has spent years planting a colourful array of stunning flowers, shrubs and trees, something that is extremely pleasing on the eye. The rear garden has two sections of lawn, the first is at the centre of the garden, whilst the second is raised and situated behind an attractive fish pond. The garden is fully enclosed making it extremely private and secure. There are two timber garden sheds, a patio seating area and garage which doubles up as a workshop. The front garden is equally as impressive with a variety of mature shrubs and flowers. An Indian stone path leads to the front door and down the side of the property. In addition, there is off street parking for multiple cars.





AN ATTRACTIVE DETACHED BUNGALOW WITH STUNNING GARDENS



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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address:
Reference: 1982

Environmental Impact (CO ₂) Rating	
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 D

Local Authority East Riding of Yorkshire Council

Services All mains services

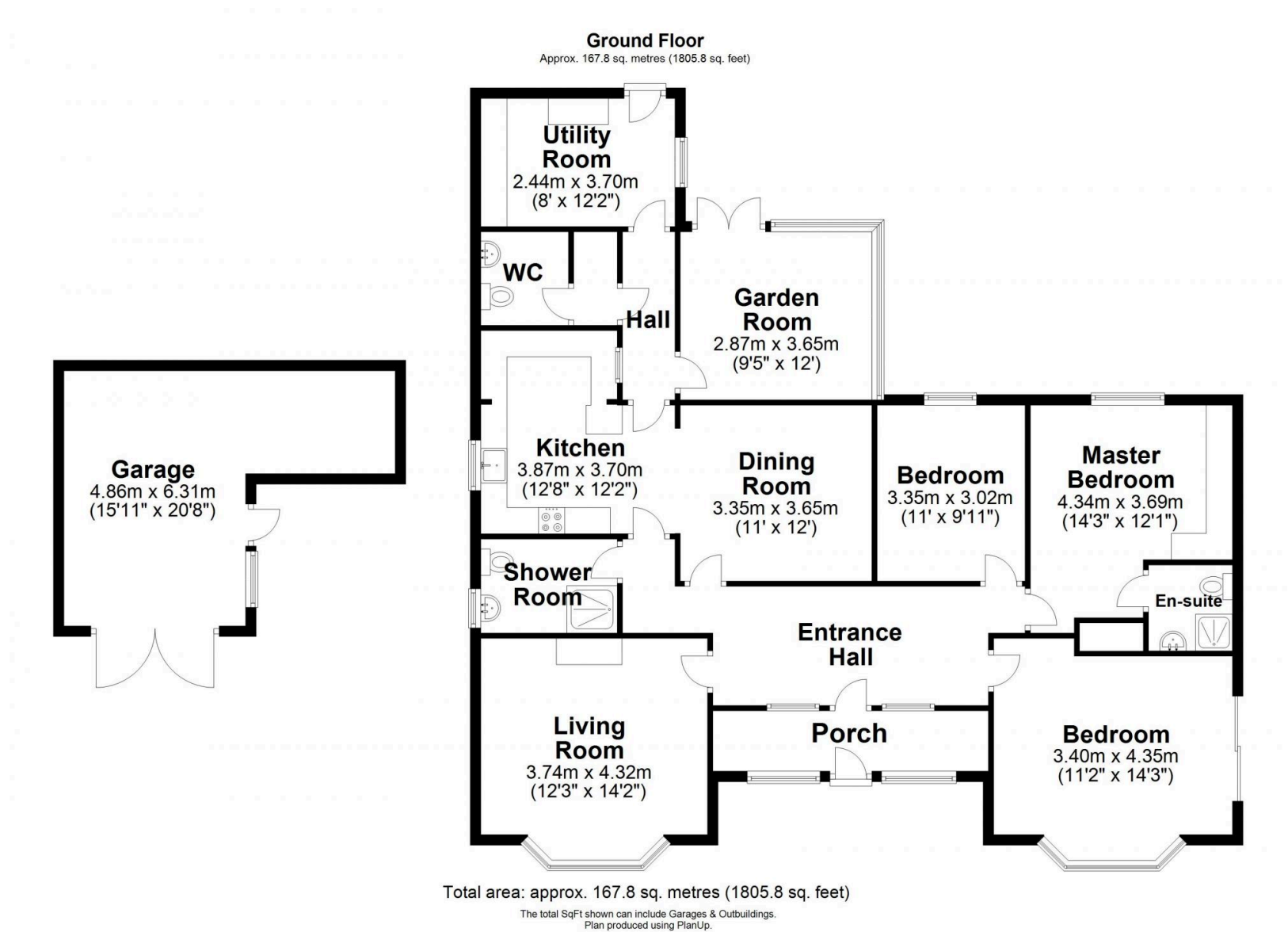


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Offices in **York, Pocklington and Market Weighton**

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