



Tentor Street, Pocklington, YO42 2FT

• No Onward Chain • A beautifully extended detached bungalow in a highly desirable location • Open plan kitchen/diner with a range of fitted appliances. Separate utility room • Garden room with velux windows & a door out to the rear garden • Living room with a feature fire & three large windows that allow natural light to flood the room • Three double bedrooms, one with an en-suite • Family shower room • Fully enclosed rear garden with a patio, path & shed • Detached garage with an electric roller door • EPC = C

Guide Price £425,000

Nestled in the historic and vibrant market town of Pocklington, this beautifully extended three-bedroom detached bungalow offers a rare blend of peaceful edge-of-town living and exceptional convenience. Pocklington itself is renowned for its charming independent shops, highly regarded schools, boutique cinema and arts centre, alongside excellent everyday amenities. Positioned with superb access to the A1079, the property ensures effortless commuting routes to the historic city of York and the bustling commercial hubs of Hull and Leeds, making it an ideal haven for those seeking a slower pace of life without sacrificing connectivity. Proudly offered to the market with No Onward Chain, this home stands ready for its next chapter.

As captured from above, the property boasts an enviable position adjacent to a leafy green corridor and a meandering pedestrian pathway, providing a genuinely pleasant and open outlook that is rare for a modern development. Moving around to the rear, the view highlights how thoughtfully the home has been extended, seamlessly incorporating a sun-soaked garden room that bridges the gap between indoor comfort and outdoor serenity.

Stepping into the heart of the home, the open-plan kitchen/dining area is defined by light wood-effect flooring and warm, welcoming tones. The kitchen is fitted with an extensive array of cream cabinetry and smart countertops, configured to face a wide window that overlooks the rear garden. This culinary space flows naturally into the dining area. The garden room acts as a wonderful secondary sitting room, featuring a vaulted ceiling with two velux roof lights and an expansive wrap-around view of the garden, complete with direct external access.

The principal reception room is introduced through an inviting entrance hallway with glazed double doors that preview the expansive living space. Once inside, the lounge reveals itself as a beautifully proportioned room anchored by a feature fireplace with a classic surround. A warm terracotta accent wall contrasts beautifully with the soft neutral carpets, creating a cozy yet sophisticated environment for relaxation and entertaining.

Practicality matches the home's aesthetic appeal, featuring two high-specification shower rooms, one of which is an ensuite. The primary shower room is generously sized and fitted with a curved glass shower enclosure, a modern low-profile toilet and a run of fitted vanity storage topped with a contemporary washbasin. There are three double bedrooms, two of which have built in wardrobes.

The outdoor spaces are a true highlight, meticulously designed for maximum enjoyment and minimal maintenance. The rear garden features an immaculate circular lawn of high-quality artificial turf bordered by a brick block-paving trim, surrounded by expansive gravelled areas perfect for displaying potted plants and seating. Looking from the opposite angle, the garden expands to reveal a substantial timber storage shed, neatly nestled alongside well-stocked borders filled with vibrant flowers, offering a private, sunny sanctuary to unwind. In addition there is a detached single garage with an electric roller door and a driveway for further cars.





A STUNNING 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	84

Address: Tentor Street, Pocklington, York, YO42 2FT
Reference: 2781

Environmental Impact (CO ₂) Ra		
	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	0

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**

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

Approx. Gross Internal Floor Area 1192 sq. ft / 110.74 sq. m
Garage 147 sq. ft / 13.68 sq. m
Total 1339 sq. ft / 124.42 sq. m

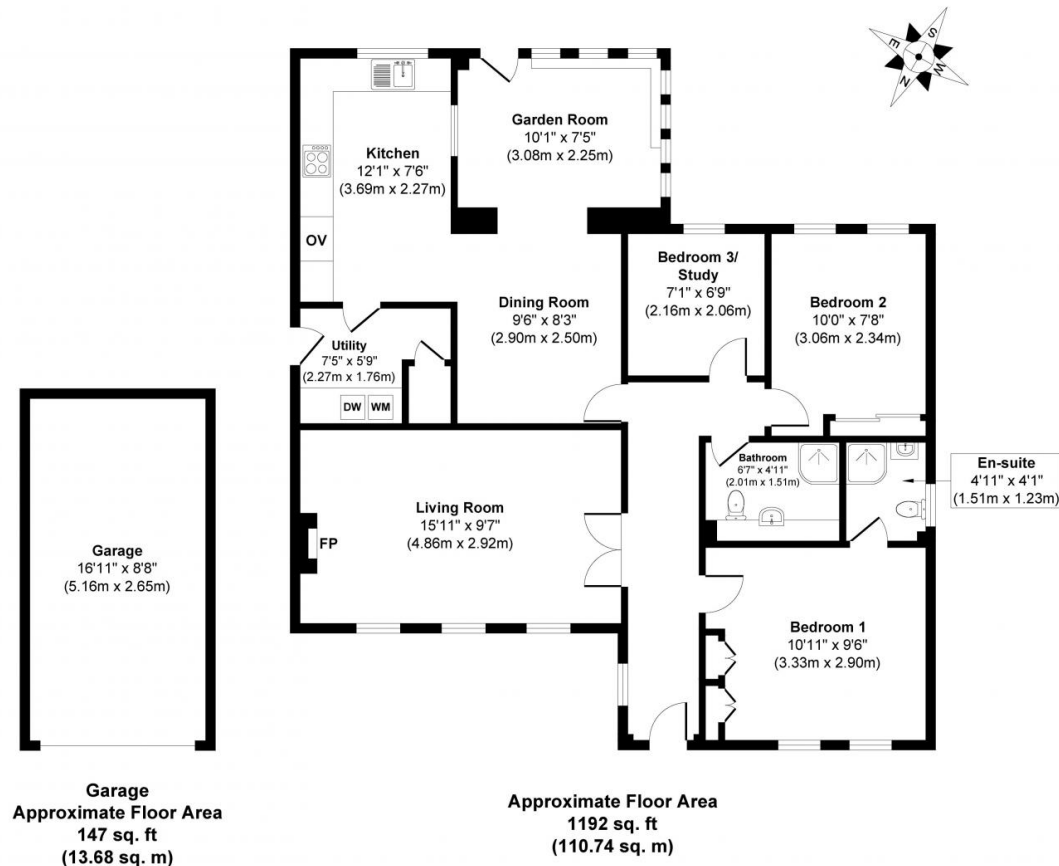


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