

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£1,200 PCM

Brancville Kilnwick Road, Pocklington, YO42 1UH

Pleasantly situated adjoining open countryside a spacious detached two/three bedroom bungalow set in large well stocked gardens with a summer house and garage approximately one mile from Pocklington. Briefly comprising lounge, dining room, kitchen, shower room, utility room, bathroom and two bedrooms with optional third bedroom utilising one of the reception rooms, this unfurnished property is available to rent on an assured shorthold tenancy for a minimum term of six months. Please note that the bungalow is subject to an Agricultural Occupancy Condition

Pocklington is a thriving market town with a wide range of facilities being ideal for commuting to York, Hull, Beverley and access to the M62 motorway
NO CATS OR DOGS. AVAILABLE MARCH 2025



Bedrooms	Bathrooms	Receptions
3	2	1



ACCOMMODATION

FRONT ENTRANCE HALL

3.40 x 2.67 inc cloaks cbd (11'2" x 8'9" inc cloaks cbd)

UPVC entrance door, ceiling coving, radiator and cloaks cupboard with double timber doors.

LOUNGE/BEDROOM 3

5.46 x 4.11 (17'11" x 13'6")



Open fireplace with marble hearth and marble and tiled surround, ceiling coving and radiator.

LIVING ROOM/DINING ROOM

6.38 x 5.54 (20'11" x 18'2")

Open fireplace with marble hearth and marble and stone surround, display plinth, ceiling coving, three radiators and double glazed sliding door to garden.

VIEW FROM LIVING ROOM



KITCHEN

4.27 x 3.30 + 2.24 x 1.57 (14'0" x 10'10" + 7'4" x 5'2")



Fitted kitchen comprising: base units, laminate worksurfaces with tiled splashbacks, 1.5 bowl single drainer stainless steel sink, tall unit/cupboard, wall cupboards, built in electric double oven, built in electric four ring ceramic hob with extractor over and built in fridge. Ceiling coving and radiator.

PANTRY/OFFICE

2.57 x 2.11 (8'5" x 6'11")

Ceiling coving.

REAR ENTRANCE LOBBY

2.06 x 1.57 (6'9" x 5'2")

Rear entrance door, ceiling coving, radiator and shelved broom cupboard off.

SHOWER ROOM & WC

2.06 x 1.78 + 0.81 x 0.79 (6'9" x 5'10" + 2'8" x 2'7")



White suite comprising: pedestal wash basin, low flush WC and shower cubicle with electric shower. Shaving lamp, ceiling coving and radiator.

UTILITY ROOM

3.68 x 2.36 (12'1" x 7'9")

Single drainer stainless steel sink unit with cupboard under, laminate worksurface, plumbing for washing machine and ceiling coving.

BOILER ROOM

1.78 x 1.47 (5'10" x 4'10")

Floor standing oil fired central heating boiler, hot water cylinder with an electric immersion heater mounted on a timber stand.

PASSAGEWAY

3.20 x 1.02 (10'6" x 3'4")

Ceiling coving and shelved cupboard containing radiator off.

BATHROOM

3.07 x 1.65 + 1.73 x 0.61 (10'1" x 5'5" + 5'8" x 2'0")



Light green coloured suite comprising: pedestal wash basin, low flush WC and panel bath. Tiled walls, shaving lamp, ceiling coving and radiator.

INNER PASSAGEWAY

1.27 x 0.81 (4'2" x 2'8")

Ceiling coving

BEDROOM 1 (FRONT)

4.09 x 2.92 + 3.15 x 0.69 (13'5" x 9'7" + 10'4" x 2'3")

(inc. built in drawers and wardrobes)

Range of built in drawers and wardrobes, ceiling coving and radiator

BEDROOM 2 (REAR)

4.09 x 3.10 + 3.15 x 0.69 (13'5" x 10'2" + 10'4" x 2'3")

(inc. built in drawers and wardrobes)

Range of built in drawers and wardrobes, ceiling coving and radiator.

OUTSIDE

GARAGE

7.49 x 2.97 (24'7" x 9'9")

A single detached garage of brick construction under a pitched tiled roof with electrically operated up and over door, side personnel door, two windows (timber framed and not double glazed), electric light and power.

COAL HOUSE

2.08 x 1.78 (6'10" x 5'10")

Forming part of the dwelling with access from the outside only.

COURTYARD AREA



There is an enclosed courtyard area between the bungalow and the single garage with concrete pavers and a steel framed lean-to style greenhouse with dimensions of 3.76m x 1.91m (12'4" x 6'3").

ENTRANCE DRIVE/PARKING AREA

The property has a tarmac surfaced entrance driveway with double steel gates leading from Kilnwick Road. The entrance driveway leads to a concrete paved parking area and the single garage.

GARDEN



There are shrub and flower borders to both sides of the entrance driveway, lawned gardens to the front (with flower border), sides and rear of the dwelling and fruit trees to the side. The front boundary of the property has a dwarf brick wall with hedges and fencing along the remaining boundaries. A summer house is located in the garden being of timber framed construction.

SERVICES

The property is served with mains water and electricity. Foul drainage is to a septic tank. The property has an oil fired central heating system.

COUNCIL TAX

Council Tax Band E.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£1200 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £1385 as security against damage, breakages, outstanding accounts or outstanding rent.

NOTE

No Cats or Dogs
No Smoking
Please note that the bungalow is subject to an Agricultural Occupancy Condition.

VIEWING

By appointment with the agents tel. 01430 872551

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

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