

26, Algarth Road,
Pocklington, YO42 2HP
£475,000



ABOUT THE PROPERTY

Commanding a prominent position within the sought-after and highly regarded residential area of Algarth, this impressive detached chalet-style property offers an excellent level of accommodation, perfectly suited for a variety of buyers.

Beautifully presented throughout, this delightful home offers a wonderful and well-balanced arrangement of accommodation, perfectly suited to both comfortable everyday living and entertaining.

The inviting sitting room is positioned to the front of the house, creating a warm and welcoming first impression.

There is a generously sized master bedroom conveniently located on the ground floor, complemented by a stylish separate shower room — ideal for flexible living arrangements.

There is an impressive dining kitchen serves as the heart of the home, designed with entertaining in mind, it offers ample space for family gatherings and social occasions. A particularly useful store/utility room provides additional storage and practicality, keeping the main living areas clutter-free while enhancing everyday convenience.

There is a useful study off the kitchen that could also be used as an occasional bedroom.

On the first floor are two generous bedrooms and house bathroom.

Ample parking, attached garage and mature gardens.

WE URGE YOU TO VIEW.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.







Tenure: Freehold
East Riding of Yorkshire
Band: E

ENTRANCE PORCH

1.67m x 1.48m (5'5" x 4'10")

Entered via a timber entrance door and tiled flooring.

ENTRANCE HALL

2.28m x 2.90m (7'5" x 9'6")

Having laminate flooring, stairs to the first floor accommodation and designer radiator.

BEDROOM ONE

3.09m x 4.96m (10'1" x 16'3")

Two double glazed window to the rear elevation, single glazed window to the side elevation, radiator and opaque double glazed window to the side elevation.

GROUND FLOOR BATHROOM

1.45m x 2.06m (4'9" x 6'9")

Fitted suite comprising shower cubicle, hand basin, high level WC, tiled flooring, towel radiator, and opaque double glazed window to the side elevation.

INNER HALLWAY

1.10m x 2.69m (3'7" x 8'9")

Recess lighting.

SITTING ROOM

5.33m x 3.27m (17'5" x 10'8")

A lovely cosy room having multi fuel log burner with oak mantle, radiator and double glazed window to the front elevation.

DINING KITCHEN

6.47m x 3.39m (21'2" x 11'1")

Range of floor and wall cupboards with working surfaces incorporating stainless steel sink unit with mixer tap, five ring gas hob, AEG double oven, integrated fridge/freezer, plumbing for dishwasher. Recess lighting, laminate flooring, three double glazed windows to the rear elevation, sliding door to the rear elevation and a designer radiator.

STORE ROOM/UTILITY

1.65m x 2.70m (5'4" x 8'10")

A really useful space having wall mounted gas central heating boiler, plumbing for a washing machine and fitted shelving.

STUDY/BEDROOM FOUR

2.73m x 3.49m (8'11" x 11'5")

Double glazed window to the rear elevation, coving to the ceiling and a radiator.

LANDING

3.15m x 1.76m (10'4" x 5'9")

Two double glazed windows to the front elevation.

BEDROOM TWO

2.82m x 3.89m (9'3" x 12'9")

Fitted cupboards, radiator, double glazed window to the front and rear elevation.

BEDROOM THREE

3.88m x 3.27m (12'8" x 10'8")

Double glazed window to the front and rear elevation, radiator and eaves storage.

FAMILY BATHROOM

2.36m x 1.94m measured excluding door area (7'8" x 6'4" measured excluding door area)

Fitted suite comprising P shaped bath with mixer tap, shower attachment and shower over, pedestal hand basin, low flush WC, shaver point, radiator, opaque double glazed window to the rear elevation, and access to the loft.

OUTSIDE

The property benefits from a private enclosed rear garden bordered by a mature hedging. To the front, there is generous off-street parking, complemented by a gravelled driveway and a neatly maintained lawn area.

ATTACHED GARAGE

2.64m x 5.35m (8'7" x 17'6")

Having an up and over garage door, power and light is connected and side personal door.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

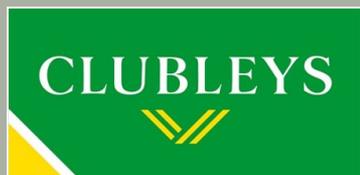
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.