



ALGARTH ROAD, POCKLINGTON YO42

£550,000

NORTH  
RESIDENTIAL



## An outstanding family home, offering a once in a generation opportunity to live within a prime residential area with rear views towards the rolling Wolds countryside and Pocklington allotments.

This is a beautiful, welcoming, and stylish home which is presented in excellent condition and has been meticulously cared for over the years. The property has fantastic accommodation of about 1791 sqft in total and is perfectly enhanced for modern family living, being situated within a charming and historic market town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities this popular town has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements throughout to enhance this property. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the town centre with its superb selection of independent retailers. The house benefits from beautiful reception space and four generous bedrooms.



**Tenure**  
Freehold

**Local Authority**  
East Riding

**Council Tax Band**  
Band D

**EPC Rating**  
Band D













# Property Description.

The good-sized and wide entrance hall leads into the spacious and impressive kitchen with a dining area and garden room. The stunning kitchen creates a high impact and offers a perfect space for family life, providing a modern range of white gloss wall and base units with elegant chrome handles, and a beautiful quartz worksurface with fine detailing. The rich green splash back and stunning grained timber floor provide a beautiful contrast to the room. Integrated appliances include a fridge, freezer, oven, grill, dishwasher, and induction hob. There is a dining area between the kitchen and garden room which offers the perfect balance for socialising with friends and family. The garden room is a statement room, with beautiful double height ceilings, direct access into the landscaped garden through the double doors and onto the Indian sandstone patio, and there is a dual aspect to allow full benefit of the beautifully private garden. This space has been designed to capture lovely natural light and offers wonderful flexibility for family life.

The sitting room is equally impressive and inviting. There is a triple aspect with views onto the front and rear garden and double doors leading onto the patio. A gas fire offers a further focal point, which has a modern and tasteful surround, which complements the space perfectly.

The ground-floor accommodation provides the ideal balance for entertaining and accommodating family life.

The wide hall allows access to the two ground floor bedrooms. The principal bedroom has an attractive dual aspect, together with an en-suite shower room and an excellent range of integrated wardrobes. The en-suite is fitted with modern white fittings, it has a tiled floor and fully tiled walls. Bedroom two, a generously sized double bedroom benefits from direct views over the rear garden, with an integrated wardrobe, and bedside tables.













# Property Description.

An inner hall, which provides plenty of space for a seating area and furniture, has stairs leading to the first floor where there are two further double bedrooms. Bedroom three also has an en-suite shower room and ample space for storage. The rear first floor bedrooms have impressive views onto the garden, allotments, and the rolling Wolds beyond. The house benefits from double glazing throughout.

There is a single garage and an electric vehicle charging point. The garage has an electric roller door, a concrete floor, electricity, and boarded space within the rafters.

A cleverly designed garden office and utility has been created to the rear. This offers complete flexibility for multiple uses. This was designed to replicate the aesthetics of the garden room within the house. It has a double-height ceiling with velux windows, an impressive window and a full glass door allowing you to have maximum benefit of the garden views and privacy on offer. Under floor heating has been installed, there is plumbing for a washing machine and dryer, an impressive range of modern storage units has been incorporated, together with a sink and worksurface. The room would make a perfect study, games room, and utility space.

## Services.

Mains services are installed. Gas fired central heating.

## Directions.

Postcode – YO42 2HL

For a precise location, please use the What3words App [///bracing.amplified](https://www.what3words.com/). prominent

















## Outside.

There is a lawned garden to the front, with a mature and manicured full-length hedge with ample off-street parking. A sweeping path leads to the front door and a block brick drive has space for multiple vehicles. There is an attractive border by the sitting room window and access to the rear garden from both sides of the house.

The rear garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. With a professionally maintained lawn, an Indian sandstone patio, the garden is fully enclosed.

The patio by the sitting room and garden room is perfect for entertaining being adjacent to the double doors from each room. There is a rich variety of mature borders providing texture and colour throughout the year and a summer house in the corner offers the perfect space to enjoy the quiet ambience and privacy.













## Location.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

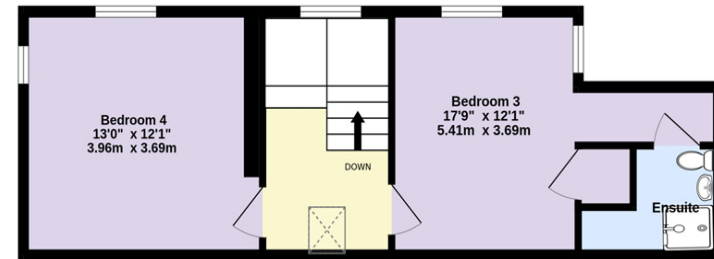




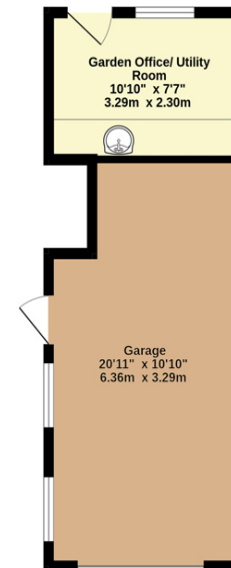
GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



OUTBUILDINGS  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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