



ALGARTH ROAD, POCKLINGTON YO42

£550,000

NORTH
RESIDENTIAL

An outstanding family home, offering a rare opportunity to live within a prime residential area with impressive reception space and benefitting from being comprehensively refurbished over recent years.

This is a beautiful, welcoming, and stylish home which is presented in excellent condition. The property has fantastic accommodation of about 2172sqft 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 and spacious accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements 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 bedrooms.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band D	EPC Rating Band C
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Property Description.

The dual aspect sitting room has an inviting feel, there is a lovely bay window, and it offers plenty of space for entertaining and family living. The adjacent breakfasting kitchen has been cleverly designed by LochAnna Kitchens. With their cabinets built in the UK, the kitchen is from their 'Profile' collection, a tasteful and contemporary, handleless collection providing simplicity and a clean design. The work surface in quartz resin complements the units perfectly. There are attractive proportions, and the kitchen benefits from a breakfast bar, an integrated fridge, dishwasher, oven, and a Neff induction hob. There is a larder style cupboard which incorporates pull out drawers. Also benefitting from having a dual aspect which allows plenty of natural light in, there is also a half opening stable door leading direct onto the patio. The kitchen provides a stunning statement at the heart of this property. Off the kitchen is a family room which offers flexibility to be used for a variety of other uses, there are double doors providing attractive westerly views onto the garden and a further door leads into the garage. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life.

There is a separate dining room beyond the sitting room which is perfect for entertaining and scope for formal and family dining. A key strength of the house is the provision of family friendly and sociable space.

There are three double bedrooms to the ground floor, all have an en-suite wet room and all benefit from underfloor heating. There is in addition a family bathroom. All have Grohe fittings installed, and all bedrooms have TV points. The three ground floor en-suite wet rooms all have rainfall showers and are fully tiled. The family bathroom has an 'L' shaped bath with rainfall shower above and is also fully tiled.



Property Description.

The remaining ground floor accommodation includes a plant room/utility off the kitchen which has the boiler, two stainless steel hot water tanks and plumbing for the washing machine. There is an integral single garage. Stairs lead to the first-floor principal bedroom suite which has a generous double bedroom, a walk-in dressing room, en-suite wet room and a further walk-in cupboard providing impressive storage space.

The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout, and mains installed smoke alarms. Other improvements include the house having been re-roofed with new tiles, new gutters, fascias, the external walls were re-rendered and painted, there are new radiators, and a new boiler. The drains leading from the kitchen to the main drain have also been renewed. An electricity supply from the garage leads to the front manual gates, should the new owner wish to install new electric gates.

Outside.

There is a generous amount of off-street parking to the front with a hard standing parking area leading to the garage. A mature hedge provides privacy and structure to the street front. The south facing rear garden has a good-sized patio, lawn, and mature hedging to all sides. There is an outside tap, and plenty of space and scope to enjoy the wonderful sunny aspect this garden provides.

Location.

Postcode - YO42 2HJ

For a precise location, please use the What3words App///novels.headed.cosmetic







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.

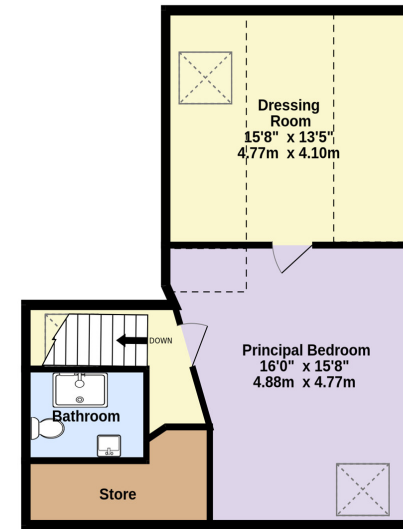
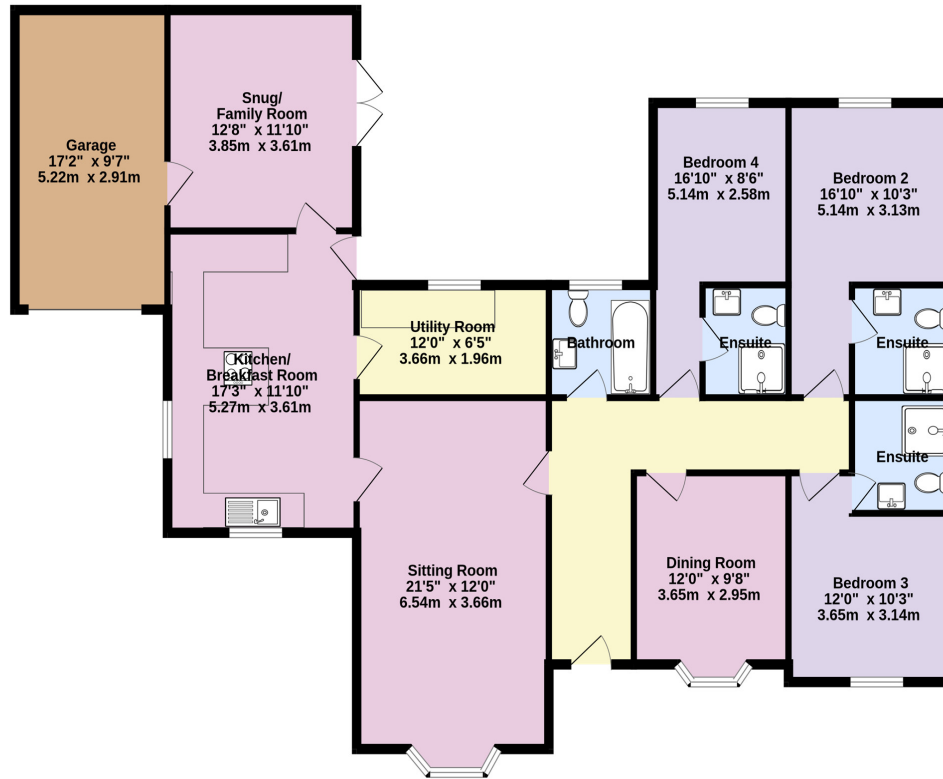
Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

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
1601 sq.ft. (148.7 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.7 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 September 2024. Photographs and videos dated September 2024.

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