

CLUBLEYS



28, Algarth Rise,  
Pocklington, YO42 2HU

£400,000



Commanding a prominent quiet position on Algarth Rise. We offer to the open market this well proportioned and spacious detached family house. Offering entrance hall with stairs off, downstairs w.c, lovely light lounge, fitted kitchen with sun room off, on the first floor lies four bedrooms, the master bedroom having en-suite shower room, house bathroom. Externally there is an attached garage, car port to the side leading to a further single garage, parking to the front, gardens to the front, rear and side. Scope to extend subject to the necessary planning permissions being obtained. The property would benefit from some degree of updating. Suitable purchase for a variety of buyers.

A viewing is recommended.

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

**ENTRANCE HALL**

3.35m x 1.86m (10'11" x 6'1" )

Entered via UPVC front entrance door, stairs to the first floor accommodation with under stairs cupboard and double radiator.

**CLOAKROOM**

0.76m x 1.56m (2'5" x 5'1" )

Fitted suite comprising low level WC and wash hand basin.

**SITTING ROOM**

5.14m (max) x 3.60m x 5.41m (16'10" (max) x 11'9" x 17'8" )

A lovely light room, open fire place, three wall light points, radiator. oriel window to side elevation and double glazed window to both front and rear elevation.

**FITTED KITCHEN**

3.27m x 4.01m (10'8" x 13'1" )

Fitted with Floor and wall cupboards with working surfaces, stainless steel sink unit, double oven with ceramic electric hob, breakfast bar, tilt and turn window to rear elevation with further double glazed window to rear elevation. Door to;

**SUN ROOM**

2.37m x 2.85m (7'9" x 9'4" )

Single glazed windows and rear external door.

**LANDING**

4.50m x 2.91m (14'9" x 9'6" )

Shelved airing cupboard with hot water cylinder and gas boiler, access to the loft and feature arched double glazed window to front elevation.

**MASTER BEDROOM**

3.34m x 3.85m (10'11" x 12'7" )

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

**EN-SUITE SHOWER ROOM**

1.51m x 3.32m (4'11" x 10'10" )

Fitted suite comprising pedestal hand basin, low flush WC, new enclosed shower cubicle, radiator and opaque double glazed window to rear elevation.

**BEDROOM TWO**

3.91m x 3.54m (12'9" x 11'7" )

Access to loft, eave storage, double radiator and double glazed window to front and side elevation.

**BEDROOM THREE**

3.02m x 2.42m (9'10" x 7'11" )

Radiator and double glazed window to rear elevation.

**BEDROOM FOUR**

1.92m x 1.89m (6'3" x 6'2" )

Cupboard with hanging rail, desk, radiator and Velux style window.

**BATHROOM**

Fitted suite comprising bath, pedestal hand basin, low flush WC, radiator and opaque double glazed window to rear.

**ATTACHED GARAGE**

5.65m x 2.77m extending to 3.93m (18'6" x 9'1" extending to 12'10" )

Having an up and over door, power and light is connected

**OUTSIDE**

Gardens to front and side, with garden shed, car port leading to storage with coal bunker.

**GARAGE**

3.32m x 5.08m (10'10" x 16'7" )

Up and over door, power and light is connected.

**ADDITIONAL INFORMATION****COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band D

**SERVICES**

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

**APPLIANCES**

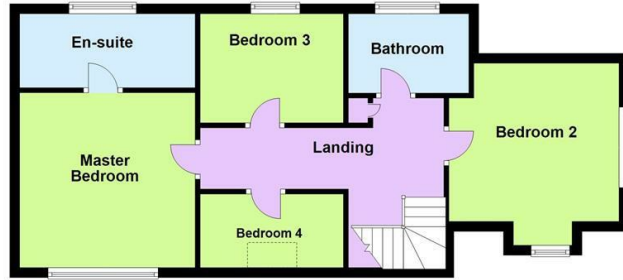
None of the above appliances have been tested by the Agent.



**Ground Floor**



**First Floor**



**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.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

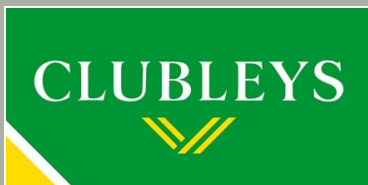
**FREE VALUATIONS FOR SALE**

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.

**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		67	
(55-68) D			
(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.