



Situated in the sought after Algarth Estate. This well appointed and beautifully presented detached dormer property offers spacious and well balanced accommodation. A most welcoming entrance into this splendid property offers a useful study/bedroom, lounge with attractive gas fire, separate dining room. A lovely ground floor bedroom complete with en-suite shower room. The fitted kitchen is well equipped with a host of integrated appliances and good sized utility room. On the first floor are two double bedrooms and house bathroom.

Externally are good sized gardens to the front and rear, attached garage and off road parking.

There is current planning permission to extend to the rear of the property.

We urge you to view this excellent family home.

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



ENTRANCE HALL

2.19m x 4.21m (7'2" x 13'9")

Entered via a Upvc front entrance door, opaque windows to the front elevation, oak flooring, coving to ceiling and stairs to the first floor accommodation.

STUDY/BEDROOM FOUR

2.26m x 2.20m (7'4" x 7'2")

Having a double glazed window to the front elevation, coving to ceiling, radiator and laminate flooring.

SITTING ROOM

3.23m (max) x 8.64m (max) (10'7" (max) x 28'4" (max))

Double glazed window to the front elevation, radiator, coving to ceiling, laminate flooring, double glazed window to the rear elevation and side access door giving access to the garden.

DINING ROOM

2.67m x 2.65m (8'9" x 8'8")

Having double glazed window to the rear elevation, laminate flooring and radiator.

GROUND FLOOR BEDROOM

3.34m x 3.82m (10'11" x 12'6")

Two double glazed windows to the rear elevation, laminate flooring and radiator.

EN-SUITE SHOWER ROOM

1.50m x 1.27m (4'11" x 4'1")

Fitted suite comprising WC, hand basin and shower cubicle, opaque double glazed window to the front elevation, tiled flooring, tiling, extractor fan and chrome radiator.

FITTED KITCHEN

2.62m x 3.31m (8'7" x 10'10")

Fitted with a matching arrangement of floor and wall cupboards with granite working surfaces, "Zanussi" electric oven, "Zanussi" microwave, AEG induction hob, extractor hood over, built in dishwasher, double glazed window to rear elevation, "Franke" one and a half sink unit, coving to ceiling and recessed lighting.

UTILITY ROOM

3.73m x 3.85m (12'2" x 12'7")

Excellent sized utility room, Plumbing for automatic washing machine, ceramic sink unit, space for tumble dryer, double glazed window to rear elevation, floor and wall cupboards, radiator, wall mounted gas central heating boiler and side external door.

ATTACHED GARAGE

3.79m narrowing to 2.70m x 4.55m (12'5" narrowing to 8'10" x 14'11")

Having roller doors, power and light is connected.

LANDING

3.15m x 1.83m (10'4" x 6'0")

Double glazed window to the front elevation, radiator and coving to ceiling,

BEDROOM

3.85m x 3.24m (12'7" x 10'7")

Double glazed window to rear and front elevation, radiator and laminate flooring.

BEDROOM

3.32m x 3.87m (10'10" x 12'8")

Double glazed window to rear and front elevation and radiator.

HOUSE BATHROOM

2.51m x 1.89m (8'2" x 6'2")

Fitted suite comprising enclosed shower cubicle, bath with mixer tap, pedestal hand basin, bath with shower over, low flush WC, chrome towel rail, opaque double glazed window to the rear elevation, tiled floors and walls.

OUTSIDE

11 The Beeches is located in a quiet cul-de-sac, having a good sized garden to the front with parking leading to the attached garage. South facing rear lawned garden with borders and two seating areas.

LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

COUNCIL TAX BAND

East Riding Of Yorkshire Council - Council Tax Band E

ADDITIONAL INFORMATION

SERVICES

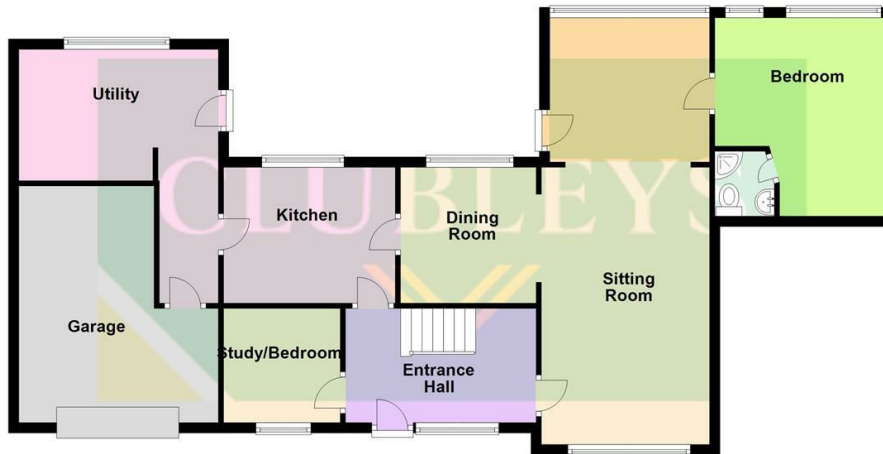
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

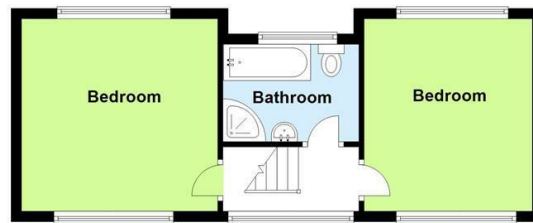
None of the appliances have been tested by the agents.



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

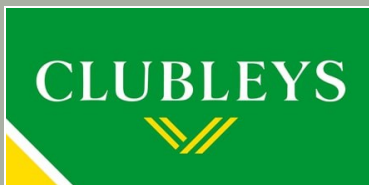
FREE VALUATIONS FOR SALE

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 | | | 83 |
| (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.