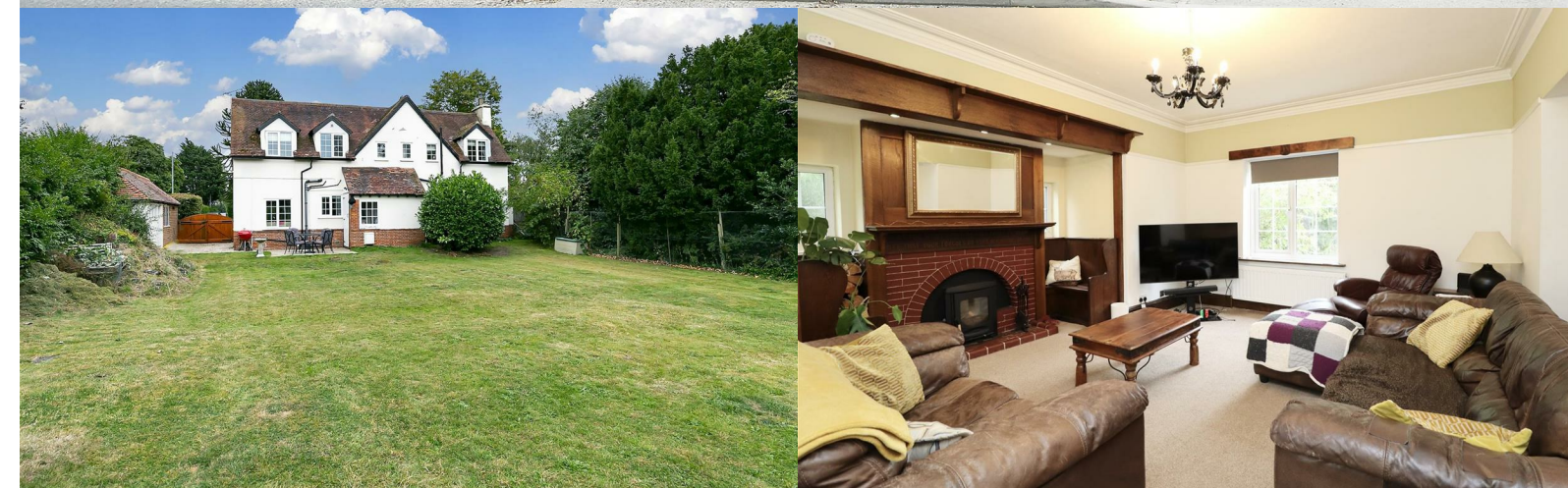
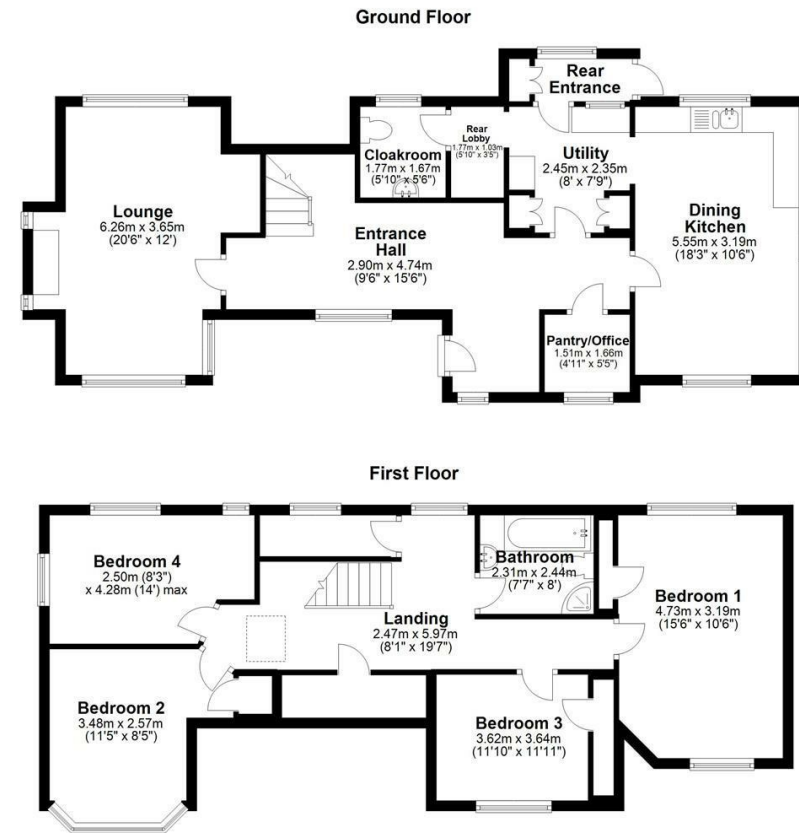




Algarth Lodge, 23 The Mile,  
Pocklington, YO42 2HQ  
£550,000



**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

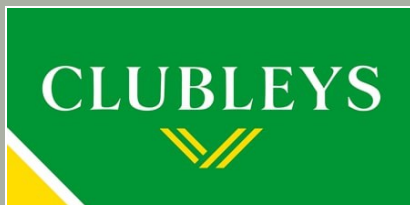
**FREE VALUATIONS FOR SALE**

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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

Algarth Lodge was built in 1923, the first house to be constructed on The Mile and holds a prominent position standing on a 0.25 acre plot. This wonderful family home offers immense untapped potential, especially given that many homes on this desirable road have been significantly extended.

In brief the accommodation comprises entrance hall with original oak stair case, original internal doors, lounge with oak inglenook fireplace with log burner and oak seats to the side, dining kitchen, pantry, utility, downstairs cloakroom, four bedrooms, family bathroom and separate W.C. The design of the house are in the Arts and Craft style.

Externally there is driveway, garage, workshop and lovely gardens/grounds.

The property is ripe for renovation and re-style making it an excellent purchase for the discerning buyer to mark their own stamp.



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**ENTRANCE HALL**

2.91m x 4.73m (9'6" x 15'6" )

A most welcoming entrance into this splendid property, original oak staircase with polished wooden floor, front entrance door, picture rail, radiator and cloaks cupboard.

**DINING KITCHEN**

5.55m x 3.19m (18'2" x 10'5" )

Fitted with matching arrangement of kitchen units comprising one and a half stainless steel sink unit, extractor fan over, plumbing for dishwasher and fitted original oak cupboard.

**LOUNGE**

6.25m x 3.64m (20'6" x 11'11" )

A wonderful room having double glazed bay window to the front elevation, double glazed window to the side and rear elevation, oak inglenook fireplace with log burner and oak seats to the side, picture rail, coving to the ceiling and two radiators.

**PANTRY/OFFICE**

1.66m x 1.51m (5'5" x 4'11" )

Fitted shelving and quarry tiled floor.

**UTILITY ROOM**

2.45m x 2.35m (8'0" x 7'8" )

Fitted cupboards with working surfaces over, original fitted cupboards, quarry tiled floor, plumbing for automatic washing machine and personal rear door.

**REAR LOBBY**

1.77m x 1.03m (5'9" x 3'4" )

Radiator and shelving.

**CLOAKROOM/W.C**

1.67m x 1.78m (5'5" x 5'10" )

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

**REAR ENTRANCE**

Walk-in store housing wall mounted gas fired central heating boiler.

**LANDING**

2.47m x 5.97m (8'1" x 19'7" )

Double glazed window to the rear elevation and large walk-in cupboard.

**BEDROOM ONE**

4.75m x 3.19m (15'7" x 10'5" )

Double glazed window to the front and rear elevation, tiled fireplace and fitted cupboard.

**BEDROOM TWO**

3.48m x 2.57m (11'5" x 8'5" )

Double glazed window to the front elevation, radiator, cupboard and original fitted cupboard.

**BEDROOM THREE**

3.64m x 3.62m (11'11" x 11'10" )

Bay double glazed window to the front, original fitted cupboard, radiator and further cupboard.

**BEDROOM FOUR**

2.52m x 4.28m (8'3" x 14'0" )

Double glazed window to the side and rear elevation, radiator.

**BATHROOM**

2.43m x 2.31m (7'11" x 7'6" )

Opaque double glazed window to the rear elevation. Fitted white suite comprising panelled bath, wash hand basin set in vanity unit, low flush WC and corner shower cubicle. Chrome ladder style radiator, fully tiled walls and floor.

**SEPARATE WC**

Opaque window to the rear elevation and low flush WC.

**GARAGE****WORKSHOP**

Power and light is connected.

**OUTSIDE**

The property is set within a 0.25 acre plot with an extensive garden to the front and rear. Gravelled driveway to the side leading to the garage. Former Anderson Air Raid shelter, with rockery above. Patio seating area.

**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 F.

