

RM
English

52 Algarth Road, Pocklington, York, YO42 2HJ

• A deceptively spacious family home in one of Pocklington's most desirable locations • Open plan kitchen/diner and a utility room • Living room and snug • Four double bedrooms • Four en-suites and a family bathroom • Garage • Large garden • EPC = C

Guide Price £575,000

This stunning family home is located on Algarth Road, one of Pocklington's most sought-after residential areas. The property boasts a generous plot providing front and rear gardens, garage and a driveway. The property has undergone complete renovation over recent years, so is ready for immediate occupation. It is not very often that properties of this quality are seen on the market, so a viewing is highly recommended to fully appreciate everything that it has to offer. The property is offered to the market with No Onward Chain.

The property comprises of an open plan kitchen/diner with a multitude of fitted appliances, a central island that doubles up as a breakfast bar and a separate utility room. To the rear of the kitchen you will find a snug/games room with double doors out to the garden and a single door that opens into the garage.

The formal living room is immediately adjacent to the kitchen which is spacious and boasts a bay window that allows natural to flood in.

There are four double bedrooms on the ground floor, three of which benefit from en-suite shower rooms. The fourth bedroom could be used as a formal dining room or home office. A family bathroom completes the ground floor.

To the first floor you will find a good sized double bedroom, dressing area and wet room. Eaves storage completes the internal accommodation.

Externally the rear garden has been laid to lawn with mature hedges to the borders, making it extremely private. There is a patio seating area with a path to either end. The front has been gravelled and provides an abundance of parking. Again there is a mature hedge with a gate that closes off the drive.





SPACIOUS FAMILY HOME WITH LARGE GARDEN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address: Algarth Road, Pocklington, York, YO42 2HJ
Reference: 1781

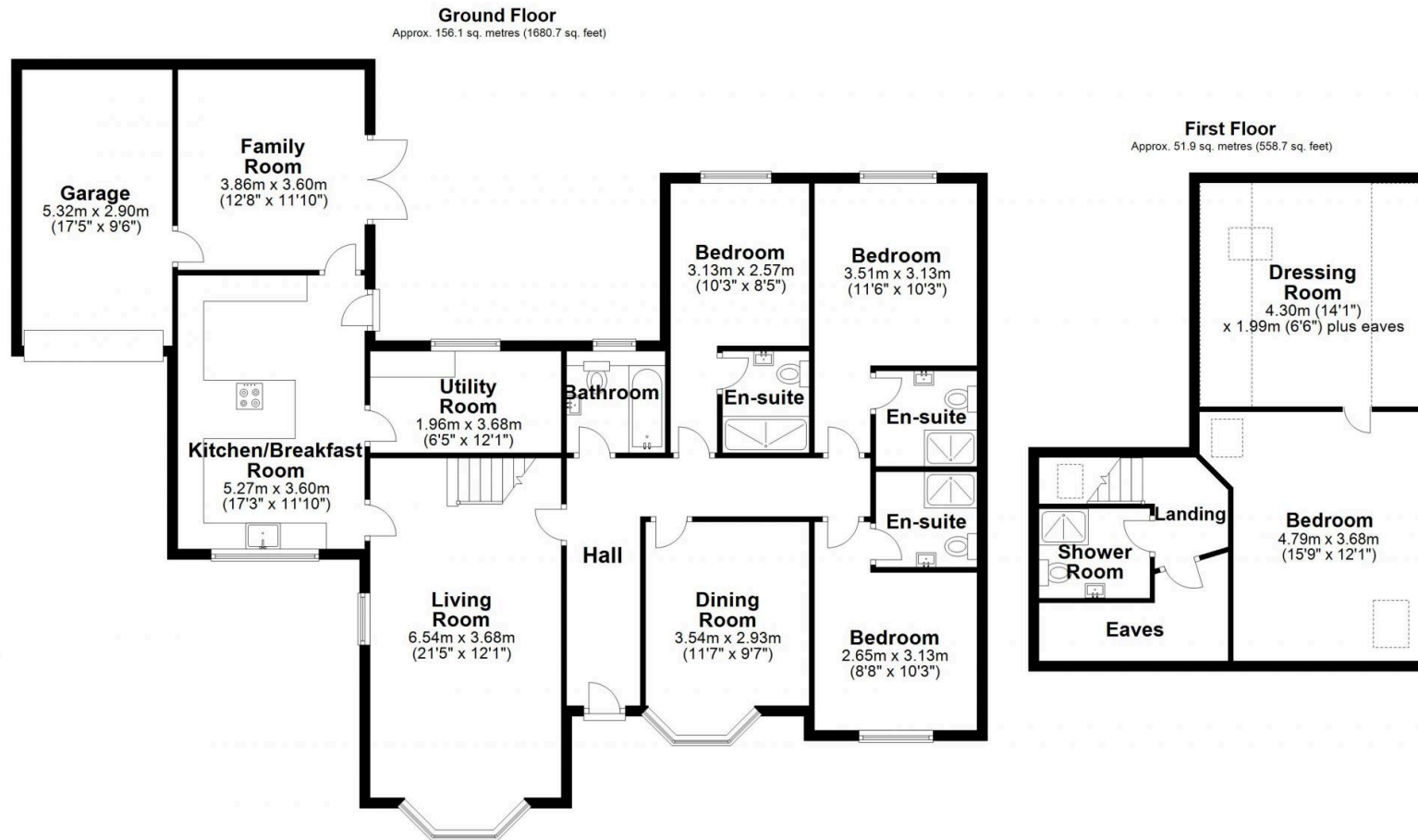


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Total area: approx. 208.0 sq. metres (2239.4 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

52 Algarth Road

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.