

12, Sandstock Road,  
Pocklington, YO42 2HN  
£499,000



## ABOUT THE PROPERTY

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12 Sandstock Road is ideally positioned in a highly sought-after residential road just off Algarth Road. This deceptively spacious home has been well maintained over the years and offers an excellent opportunity for buyers to modernise and add their own personal touch.

The property provides versatile and flexible living accommodation, making it perfectly suited to growing families or those looking to downsize without compromising on space or comfort.

Generous room proportions and a practical layout ensure it can adapt to a variety of lifestyles.

Offering well-proportioned accommodation, beginning with an entrance hall that runs through the centre of the home and leads to the rear entrance. The ground floor features a lounge, fitted dining kitchen, separate dining room, ground floor bathroom and two bedrooms.

Upstairs, there are two additional bedrooms, including a principal bedroom with en-suite facilities.

Outside the property enjoys well stocked gardens, good sized driveway and garage.

With it's prime location and lovely sized plot, this a wonderful opportunity to create a long-term home in a desirable setting.

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: C

#### ENTRANCE HALL

1.06m x 4.60m (3'5" x 15'1" )

Entered via a timber front entrance door with part glazed panels and radiator.

#### SITTING ROOM

5.55m x 3.64m (18'2" x 11'11" )

Open fire in brick surround, bay double glazed window to the front elevation, double radiator, two wall light points and further radiator.

#### DINING ROOM

3.53m x 3.57m (11'6" x 11'8" )

Bay double glazed window to the front elevation, laminate flooring and a radiator.

#### DINING KITCHEN

4.24m x 3.64m (13'10" x 11'11" )

Range of floor and wall cupboards with working surfaces incorporating four ring gas hob, built in electric oven and Neff dishwasher. Wall mounted gas central heating boiler, cupboard off, double radiator, UPVC side external door, two double glazed windows to the rear elevation and further double glazed window to the side elevation.

#### GROUND FLOOR BATHROOM

1.96m x 1.94m (6'5" x 6'4" )

Fitted suite comprising panelled bath with Triton shower over and folding side screen, pedestal hand basin, low flush WC, vinyl flooring, radiator, extractor fan and opaque double glazed window to the rear elevation.

#### INNER HALLWAY

2.60m x 3.00m (8'6" x 9'10" )

Double doors to the rear elevation, radiator and stairs to the first floor accommodation.

#### BEDROOM TWO

3.80m x 3.97m (12'5" x 13'0" )

Bay double glazed window to the front elevation and a radiator.

#### BEDROOM THREE

2.81m x 4.48m excluding door area (9'2" x 14'8" excluding door area)

Fitted wardrobes, radiator and double glazed window to the rear elevation.

#### FIRST FLOOR ACCOMMODATION

#### MASTER BEDROOM

5.96m x 5.54m (19'6" x 18'2" )

Wall light point, double radiator and double glazed window to the rear elevation.

#### EN-SUITE SHOWER ROOM

1.78m x 3.38m (5'10" x 11'1" )

Fitted suite comprising shower cubicle, vanity hand basin, low flush WC, extractor fan, radiator, and Velux window.

#### BEDROOM FOUR

2.54m x 4.82m (8'3" x 15'9" )

Velux window, radiator, and eaves storage. Restricted height room.

#### OUTSIDE

Good sized gravelled driveway to the front and side elevation, leading to the detached garage. Borders to the front of the garden. Hand gate leading to the lovely well cared for garden with greenhouse, vegetable patch, garden shed, variety of trees and shrubs.

#### DETACHED GARAGE

3.77m x 7.08m (12'4" x 23'2" )

Remote controlled up and over garage door, power and light is connected with personal side door.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

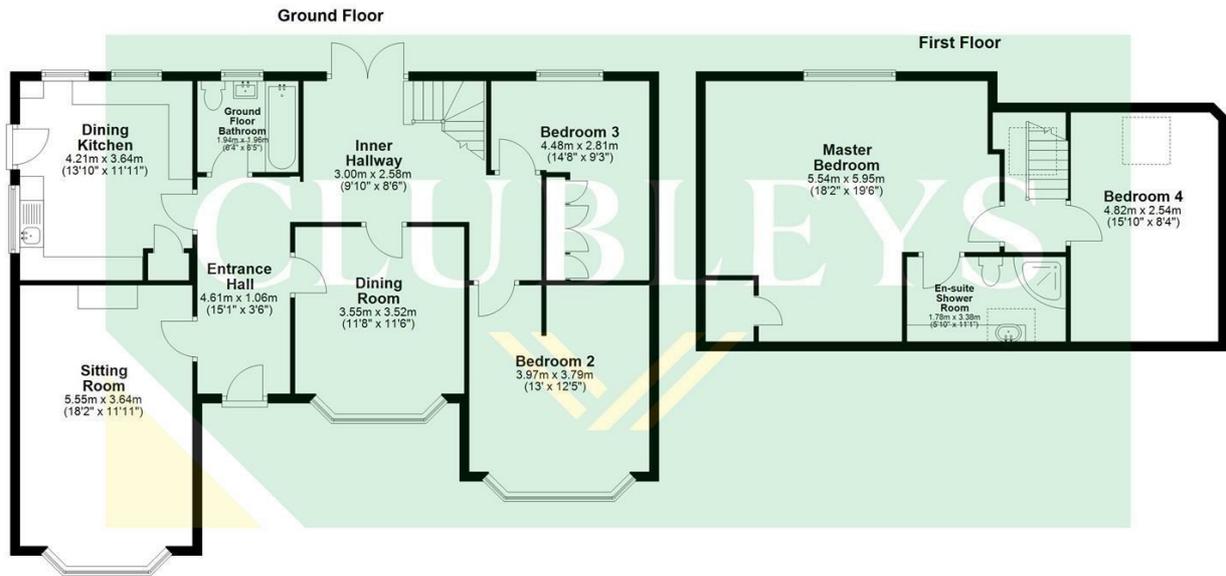
##### SERVICES

Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.





**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

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

**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.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

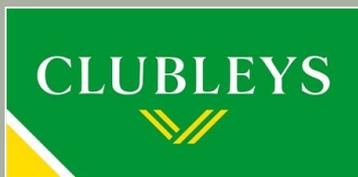
**MORTGAGES**

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](mailto: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.

**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(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.