



Algarth Rise, Pocklington, York, YO42 2HU

- No Onward Chain • A well maintained & private property with an attractive rear garden • Open plan living/dining room • Kitchen with a range of units & space for white goods • Snug/bedroom • Family bathroom • Two large double bedrooms, both with built in storage • Shower room • Large garage • EPC = D

Guide Price £385,000

Set within the popular market town of Pocklington, this chalet-style bungalow enjoys a convenient position on Algarth Rise, combining a quiet residential setting with excellent access to local amenities. Pocklington offers a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, along with a weekly market. There are well regarded primary and secondary schools, including Pocklington School. The town is ideally placed for commuters, with good road links to York and Hull, both easily accessible by car, while regular bus services connect Pocklington with surrounding villages and the wider East Riding.

This attractive chalet-style bungalow sits behind well-maintained hedging, offering a good degree of privacy and a welcoming first impression. A driveway provides off-street parking and leads to a substantial garage, which is connected to the house via a covered passage, adding a practical and useful feature.

On the ground floor, the property opens into a central hallway with access to the main living areas. The living room is generously proportioned and filled with natural light, providing a comfortable space for everyday living. An archway leads through to the dining room, creating a sociable, flowing layout that works well for entertaining. The kitchen is fitted with an L-shaped worktop incorporating a stainless steel sink with drainer, a freestanding oven with a four-ring gas hob, and a range of storage units. There is space for additional white goods, and a door opens into the covered passage that connects the property to the garage and store.

Also on the ground floor is a separate family room, offering flexibility as a snug, home office or playroom, along with a family bathroom comprising bath with shower attachment, low level w/c, pedestal hand basin and a chrome heated towel rail.

To the first floor are two well-proportioned bedrooms both with built in storage. A shower room is located between the two bedrooms and completes the internal accommodation. The layout makes the property suitable for a range of buyers, from families to those seeking adaptable accommodation with bedrooms on both levels.

Outside, the garden is neatly arranged with established hedging and planting, providing a pleasant and private outdoor space, while the driveway and garage offer excellent parking and storage.

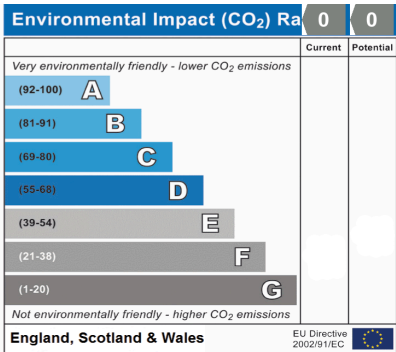
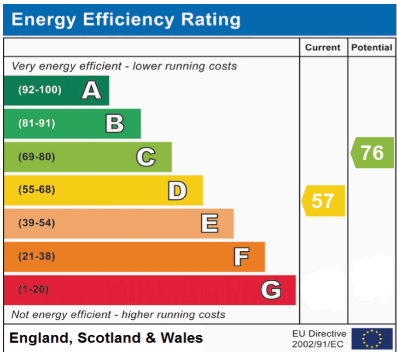




A FANTASTIC PROPERTY WITH A LOVELY GARDEN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Address: Algarth Rise, Pocklington, York, YO42 2HU
Reference: 2496

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



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Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1342 sq. ft / 124.64 sq. m
Garage 405 sq. ft / 37.63 sq. m
Total 1747 sq. ft / 162.27 sq. m

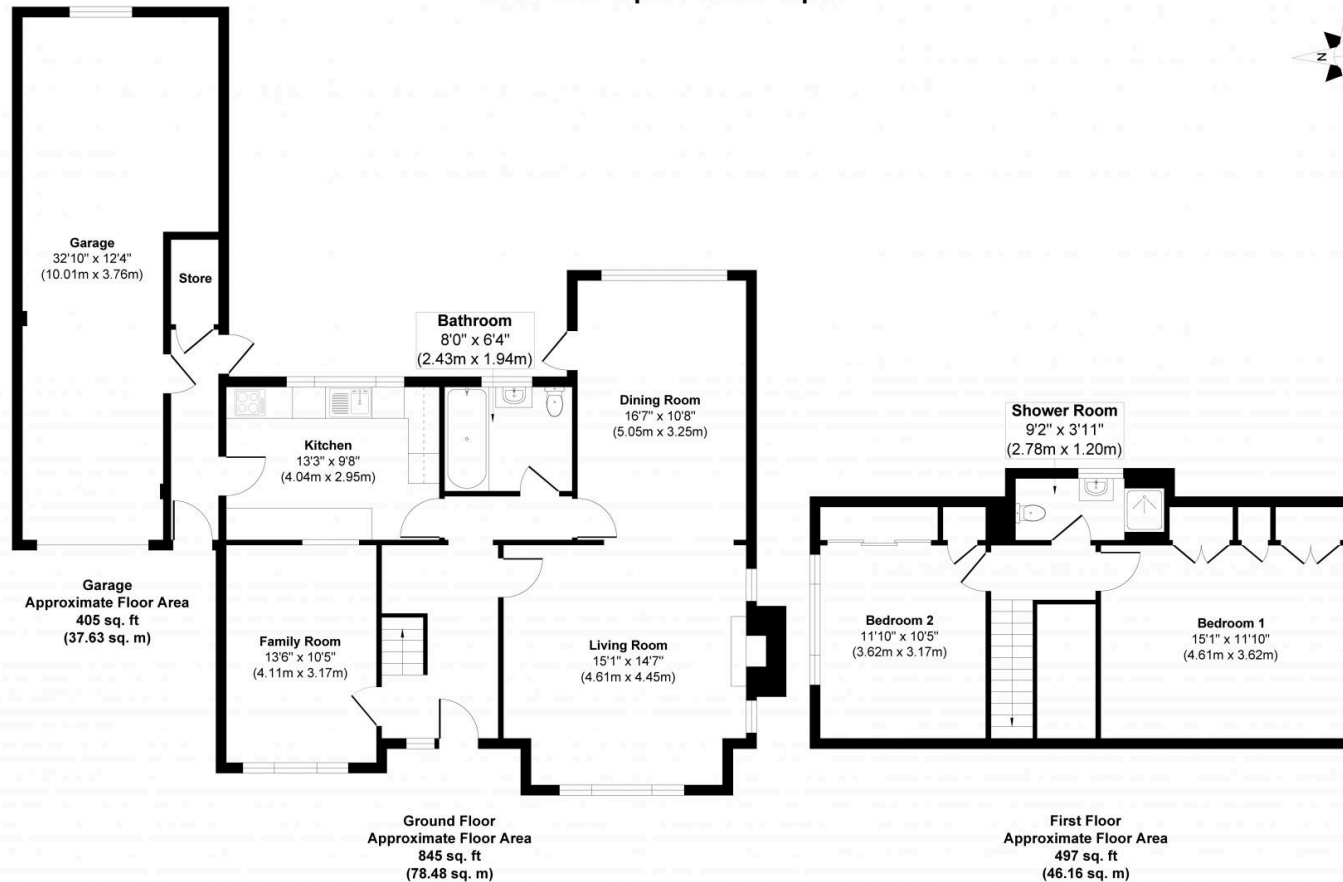


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