



Algarth Road, Pocklington, York, East Yorkshire, YO42 2HJ

- Desirable location, close to Pocklington town centre • Spacious open plan kitchen/diner & a separate utility room • Living room with a bay window & feature fire • Four double bedrooms, one with an en-suite shower room • Family shower room • Fully enclosed rear garden with a patio seating area • Garage • Additional off street parking on the drive • Easy access to York • EPC = B

Guide Price £475,000

Occupying a prime position within the established Algarth area of Pocklington, this detached family home enjoys a peaceful setting just moments from the town centre. Combining generous living accommodation with a mature private garden and excellent connectivity, the property offers an outstanding opportunity to enjoy market town living within easy reach of York. Pocklington has long been regarded as one of East Yorkshire's most desirable market towns, offering an excellent range of independent shops, cafés, restaurants and everyday amenities alongside highly regarded schooling, including the renowned Pocklington School. Leisure facilities include the Arts Centre, Burnby Hall Gardens and the Francis Scaife Sports Centre, while the surrounding Yorkshire Wolds provide an exceptional landscape for walking and cycling.

The accommodation has been designed with modern family living in mind. A welcoming reception hall provides access to the principal ground floor rooms, together with a useful cloakroom. To the front of the house, the principal reception room is beautifully proportioned, where a deep bay window fills the room with natural light and a fireplace provides a central focal point.

Extending across the rear elevation, the kitchen/diner forms the natural heart of the home. Fitted with an extensive range of cabinetry centred around a substantial island, the space has been carefully arranged for both everyday family life and entertaining. Integrated appliances, generous preparation areas and ample room for dining create an effortlessly sociable environment, while doors opening directly onto the patio allow the garden to become a natural extension of the living space during the warmer months. A separate utility room provides additional storage and practical day-to-day convenience.

The first floor is arranged around a spacious central landing leading to four well-proportioned bedrooms. The principal suite enjoys the benefit of an en-suite shower room, while two further double bedrooms and a versatile fourth bedroom provide flexible accommodation suited to family life, guests or home working. The family shower room is fitted to a contemporary specification with a walk-in shower, low level w/c and hand basin.

Outside, the rear garden has been thoughtfully landscaped to provide a private and secluded setting. A stone patio extends across the rear of the house, offering generous space for outdoor dining and entertaining, beyond which an expanse of lawn is framed by mature hedging, established planting and timber fencing. The result is a garden that is both attractive and easily maintained, providing a peaceful backdrop throughout the seasons. The property also benefits from a garage and additional off street parking on the drive.





A BEAUTIFULLY PRESENTED FAMILY HOME IN A HIGHLY DESIRABLE LOCATION



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



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		
	74	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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 E

Local Authority East Riding of Yorkshire Council

Services All mains services.



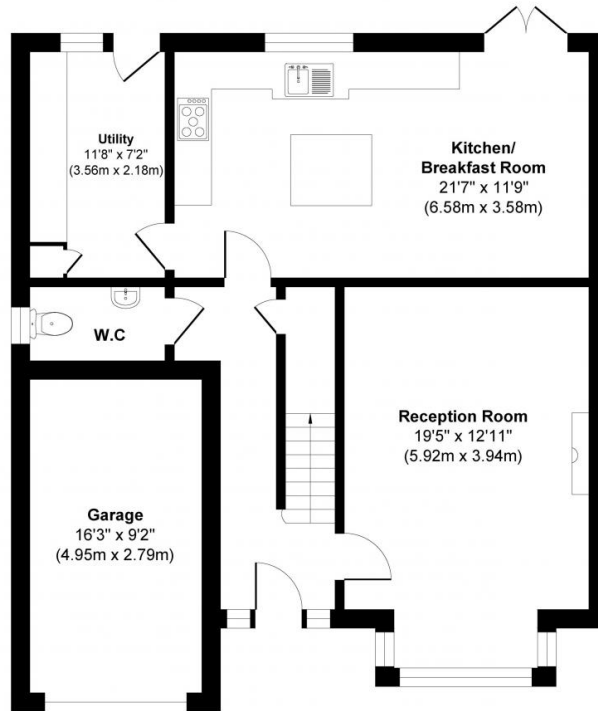
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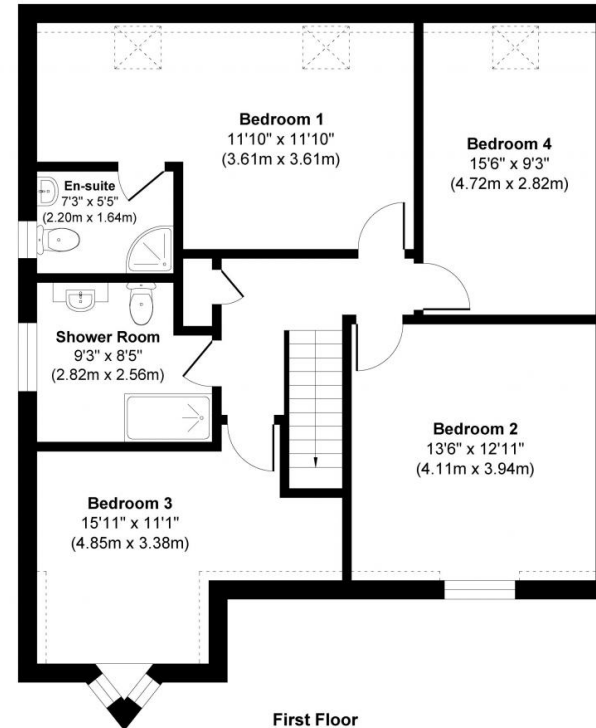
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Approx. Gross Internal Floor Area 1682 sq. ft / 156.35 sq. m
Garage 150 sq. ft / 13.92 sq. m
Total 1832 sq. ft / 170.27 sq. m



Ground Floor
Approximate Floor Area
772 sq. ft
(71.78 sq. m)



First Floor
Approximate Floor Area
910 sq. ft
(84.57 sq. m)

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