



RM  
English

**Algarth Rise, Pocklington, York, YO42 2HU**

- A beautifully presented family home in a highly desirable location
- Kitchen/diner with a range of fitted appliances & storage
- Living room with dual aspect windows & a gas fire
- Conservatory & utility area/4th bedroom
- Ground floor double bedroom & a shower room
- Two further double bedrooms to the first floor, one with a dressing area
- Family bathroom
- Detached garage & two driveways
- Stunning gardens
- EPC = D

## Guide Price £450,000

Occupying a generous corner plot within a sought-after residential area of Pocklington is this attractive three-bedroom detached chalet-style family home. The property offers spacious and versatile accommodation, complemented by a detached garage and an extensive garden. Pocklington is a popular and well-served market town offering a wide range of local amenities including independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, a doctors' surgery and leisure facilities. The town also provides convenient access to York and the surrounding areas via regular bus services and excellent road links.

The ground floor provides a well-balanced layout ideal for both everyday living and entertaining. There is a spacious living room positioned to the front of the property, featuring dual aspect windows, one of which is a charming bay window that allows natural light to flood the room. In addition, there is a gas fire at the centre of the room, the perfect addition especially in the colder winter months.

The heart of the home is the impressive kitchen/diner which has been fitted with a comprehensive range of storage units and an L-shaped worktop, incorporating a five ring induction hob, double oven, integrated microwave, dishwasher and fridge/freezer. There is ample space for a good sized dining table and chairs, making it perfect for family meals and social gatherings. There is a conservatory just off the hall at the rear of the property which provides an additional summer sitting area.

A practical utility/garden room offers further storage and space for white goods or as use as a home office/4<sup>th</sup> bedroom. The ground floor also benefits from a modern shower room and a well-proportioned double bedroom, offering flexibility for guests or multi-generational living.

To the first floor there are two further double bedrooms, one of which has a good size dressing room. These rooms are served by a family bathroom fitted with a bath, wash basin and low level w/c.

Externally, the property enjoys a prominent corner position which benefits from a good degree of privacy and space. A detached garage offers secure parking or additional storage, along with driveway parking to two sides.

This delightful chalet-style home combines adaptable living space with a desirable plot and location, making it an excellent opportunity for a range of buyers seeking a well-presented home in Pocklington.





**A STUNNING FAMILY HOME SITUATED ON A DESIRABLE CORNER PLOT**



**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			
		65	75

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

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



Address:  
Reference: 2613



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Offices in York, Pocklington and Market Weighton

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

**Approx. Gross Internal Floor Area 1513 sq. ft 140.56 sq. m**  
**Garage 222 sq. ft / 20.63 sq. m**  
**Total 1735 sq. ft / 161.19 sq. m**

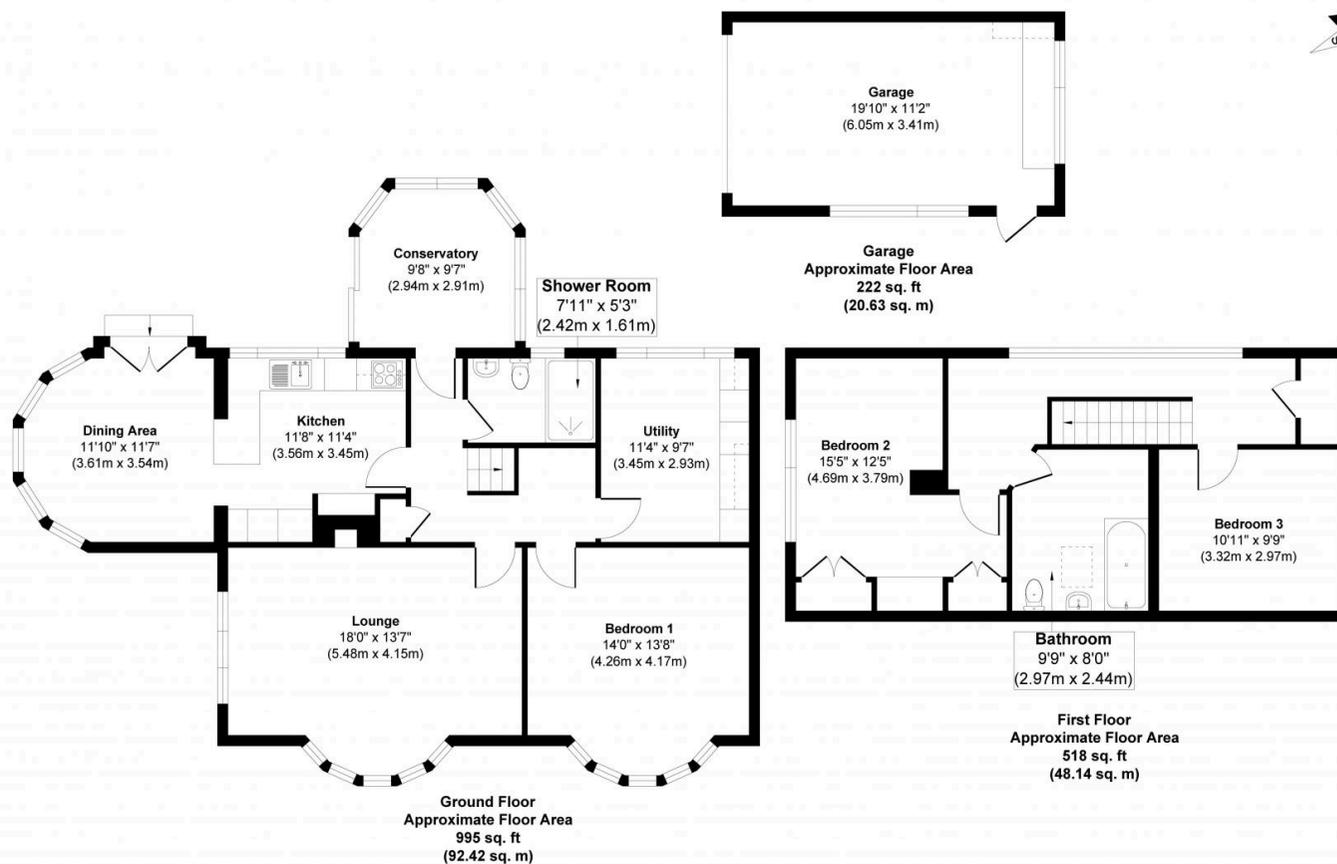
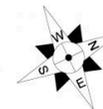


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