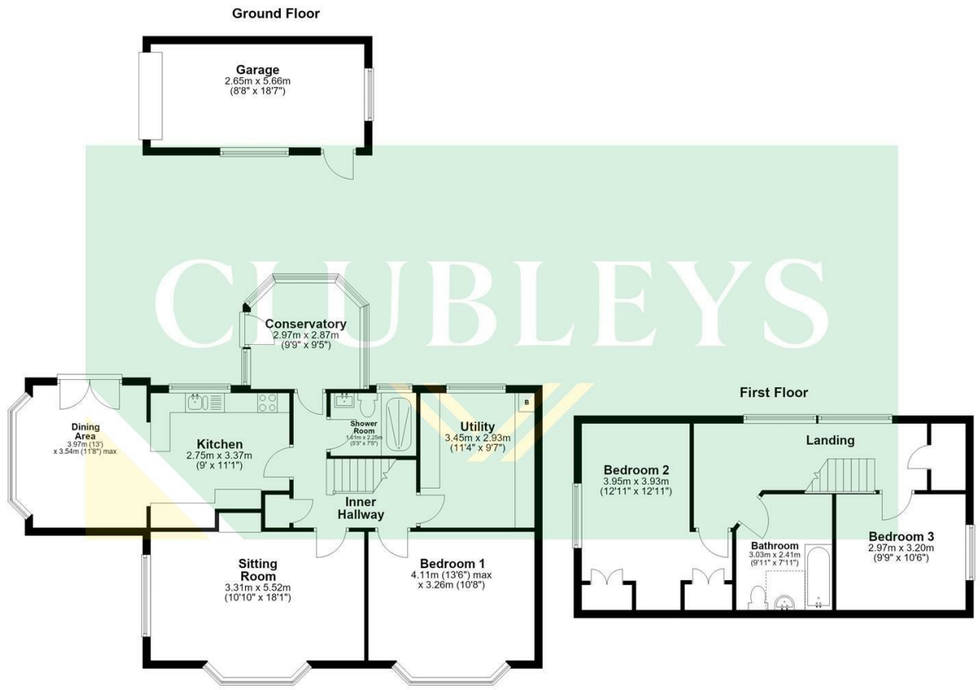


CLUBLEYS

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.

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 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

CLUBLEYS

2, Algarth Rise, Pocklington, YO42 2HU
£425,000







Occupying a generous corner plot within a sought-after residential area of Pocklington, this attractive three-bedroom detached chalet-style home offers spacious and versatile accommodation, ideal for a variety of buyers. With well-proportioned living spaces, a flexible layout, extensive gardens and a detached garage, the property provides an excellent opportunity for those seeking a comfortable family home in a desirable location.
The lounge enjoys an abundance of natural light from dual-aspect windows, including an attractive bay window, this is a lovely room in which to relax and unwind.
At the heart of the home is the impressive dining kitchen, thoughtfully designed to provide both practicality and space for family living. Fitted with a comprehensive range of wall and base units, complemented by an L-shaped worktop, the kitchen incorporates a five-ring induction hob, double oven, integrated microwave, dishwasher and fridge/freezer. There is ample room for a generously sized dining table and chairs, making this an ideal space for everyday family meals and entertaining guests. A conservatory is accessed from the inner hallway.
Further enhancing the versatility of the ground floor is a useful utility/study, providing additional storage and space for laundry appliances.
Completing the ground floor is a well-proportioned double bedroom and a modern shower room, providing the convenience of ground-floor facilities and making the accommodation particularly appealing,
On the first floor are two generously proportioned double bedrooms served by a family bathroom.
Occupying an enviable corner position, the property is further complemented by extensive gardens and a detached garage, off road parking, adding to the overall appeal of this attractive home.

rightmove

www.clubleys.com

ZOOPLA

CONSERVATORY
2.97m x 2.86m (9'8" x 9'4")
UPVC construction, door to the rear elevation with cushion flooring.

INNER HALLWAY
3.25m x 3.35m narrowing to 0.89m (10'7" x 10'11" narrowing to 2'11")
Cloaks cupboard with hanging rail, oak laminate flooring and stairs to the first floor accommodation and a radiator.

SITTING ROOM
5.51m x 3.30m (18'0" x 10'9")
Bay double glazed window to the front elevation, living flame gas fire in marble surround, curved radiator, coving to the ceiling, radiator and a double glazed window to the side elevation.

BEDROOM ONE
4.10m x 3.28m (13'5" x 10'9")
Bay double glazed window to the front elevation, curved radiator and coving to the ceiling.

UTILITY/STUDY
3.49m x 2.79m (11'5" x 9'1")
Fitted wall cupboards and desk, integrated wine cooler, plumbing for a washing machine, space for a tumble dryer, laminate oak flooring, radiator wall mounted Ideal gas boiler and a double glazed window to the rear elevation.

GROUND FLOOR SHOWER ROOM
2.25m x 1.65m (7'4" x 5'4")
Fitted suite comprising walk in shower, high level WC, and a hand basin, chrome ladder style radiator, electric underfloor heating, tiled floors and wall, lighted mirror, shaver socket, recess lighting and a opaque double glazed window to the rear elevation.

FITTED KITCHEN
3.37m x 3.23m (11'0" x 10'7")
Range of floor and wall and corner cupboards, deep drawers, working surfaces incorporating one and a half ceramic sink unit, hob with extractor hood above, integrated appliances including AEG double oven, built in fridge/freezer, built in dishwasher and AEG microwave. Recess lighting, oak flooring laminate flooring, coving to the ceiling, radiator and a double glazed window to the rear elevation.

DINING AREA
3.98m x 3.54m (13'0" x 11'7")
Bay double glazed window to the side elevation, double doors to the rear garden, oak laminate flooring and a radiator.

SPACIOUS LANDING
6.24m x 1.71m (20'5" x 5'7")
Two double glazed windows to the rear elevation, radiator, eaves storage, further cupboard with shelving and access to the loft.

BEDROOM TWO
3.93m x 3.95m narrowing to 2.67m (12'10" x 12'11" narrowing to 8'9")
Fitted wardrobes and dressing table, bed side shelving, radiator and double glazed window to the side elevation.

BEDROOM THREE
3.02m x 3.19m (9'10" x 10'5")
Double glazed window to the side elevation, eaves storage and a radiator.

FAMILY BATHROOM
2.40m x 3.03m (7'10" x 9'11")
Fitted suite comprising bath with mixer tap and shower attachment, vanity hand basin, high level WC, laminate flooring, radiator and a Velux window.

DETACHED GARAGE
5.66m x 2.65m (18'6" x 8'8")
Having an up and over door and side personal door.

OUTSIDE SECURE STORE
1.17m x 2.58m (3'10" x 8'5")
Power is connected.
Gas meter.

OUTSIDE
Occupying a corner plot, the property enjoys attractive gardens with established borders, a lawned area and a choice of outdoor seating spaces, including a paved patio and a gravelled pergola area, ideal for relaxing and entertaining and outside tap, detached garage and a useful outside store.

To the front, there is an additional garden area and off-street parking accessed from Algarth Road and external electric sockets.

ADDITIONAL INFORMATION

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

SERVICES
Mains Gas, Water, Electricity, and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band E.

AML OBLIGATIONS
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