



ALGARTH ROAD, POCKLINGTON YO42

OFFERS OVER £300,000



An outstanding opportunity, located within a highly sought-after residential area, surrounded by a generous garden, and providing an easy walk into the town centre.

This is a two-bedroom bungalow with huge potential to reconfigure and possibly extend (subject to planning permission). The property has accommodation of about 891 sqft in total, and offers scope to create a modern and welcoming home, being situated within a charming and historic market town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities this popular town has to offer.

This desirable property has spacious, lateral accommodation over one level and benefits from having no onward chain. The house would benefit from modernisation.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band C	EPC Rating Band E
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Property Description.

Sunnyside sits nicely within its garden and is set back from Algarth Road with a garden to all sides. The front door leads a small porch, which goes into the central hallway and to the left is the sitting room with an open fireplace, the dining room which is located opposite, has a gas fire and both rooms benefit from attractive views onto the front garden. The kitchen is located off the dining room and this benefits from having a dual aspect. There is a good-sized pantry off the kitchen and an external boiler room by the side entrance provides some additional storage space. There are two double bedrooms, both with views onto the rear garden. There is a family bathroom with a separate WC.

The house benefits from double glazing throughout. Subject to planning permission and consents, there may be scope to extend the property and re-configure to alter the layout.

The front garden is laid to lawn and there is a long driveway to the side for parking multiple vehicles. A single garage is positioned to the rear, this has an up and over door and a pedestrian door from the rear garden. The garden to the back has a patio and is mostly laid to lawn. With the house being a bungalow, the grounds are wide and have good depth, offering a generously sized plot. This is a versatile and nicely proportioned property, making it a perfect home.

Services.

Mains services are installed. Gas fired central heating.

Directions.

Postcode – YO42 2HT

For a precise location, please use the What3words App [///predict.tooth.excellent](https://www.what3words.com/)



Location.

Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

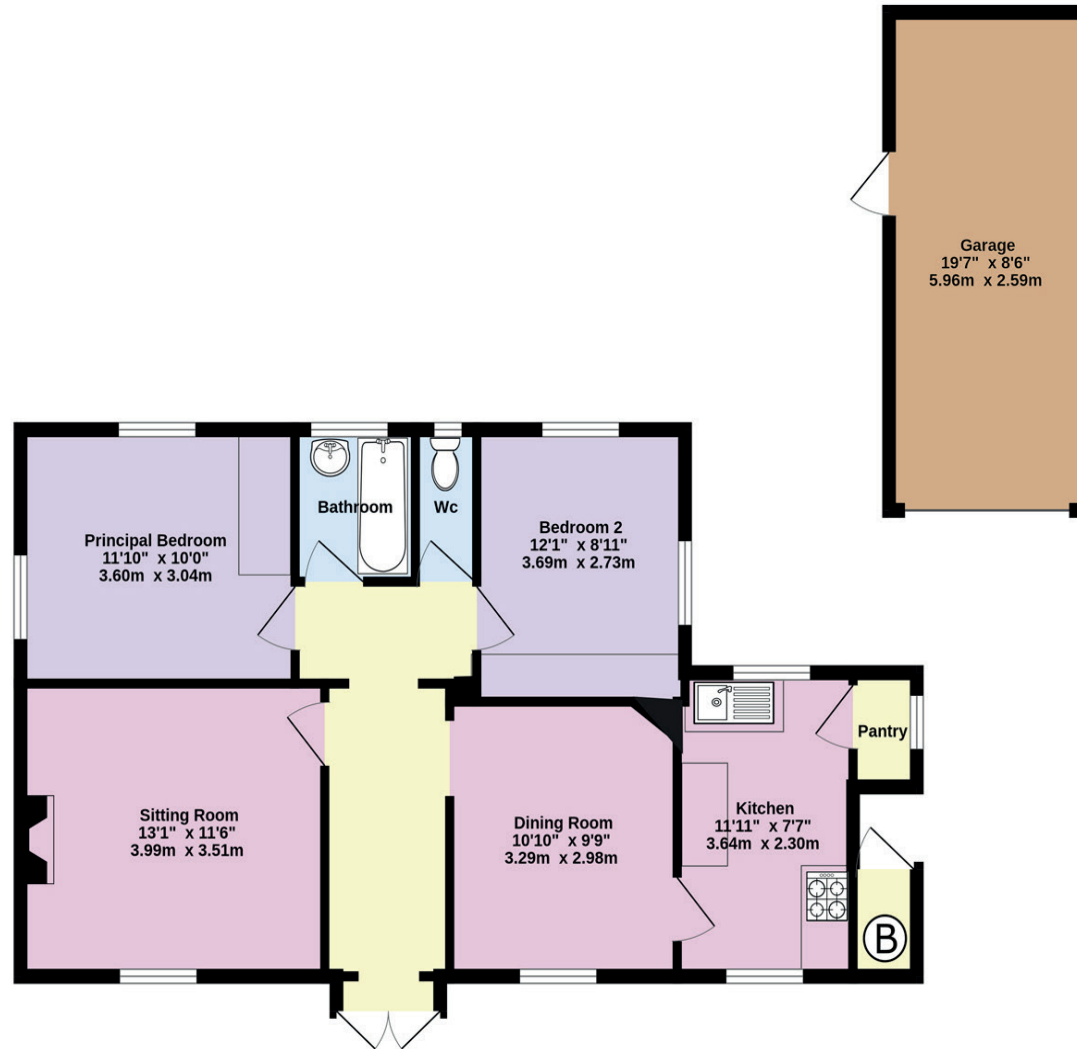
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.



