



63 Algarth Road,
Pocklington YO42 2HJ
Offers in the region of £315,000



ABOUT THE PROPERTY

This traditional semi detached family home situated in one of Pocklington's most sought after locations.

The property is approached via a gravelled driveway offering parking for several vehicles. The front door opens to an entrance hallway with a cosy lounge at the front with a bay window, separate dining room with fitted cupboards, and fitted kitchen.

To the first floor are three bedrooms and house bathroom.

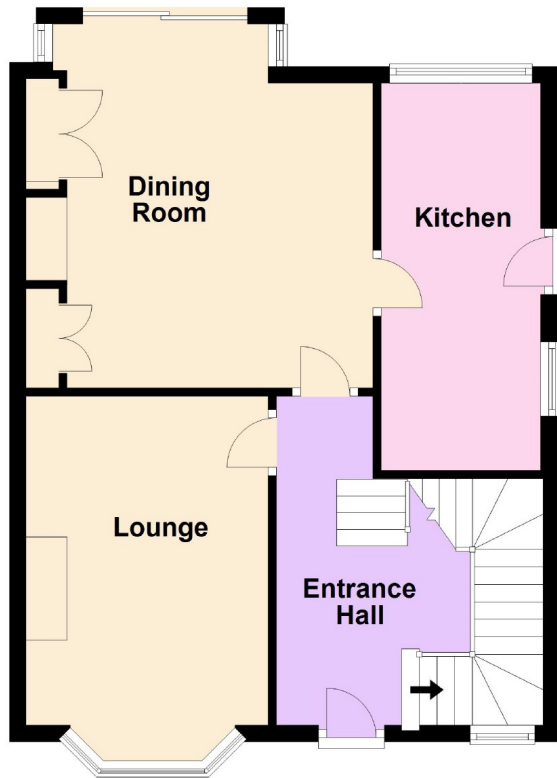
Detached good sized garage leading to an exceptional well manicured garden with a range of shrubs and trees, offering a high degree of privacy.

We feel there is scope to extend to the rear subject to the necessary planning permissions being obtained.

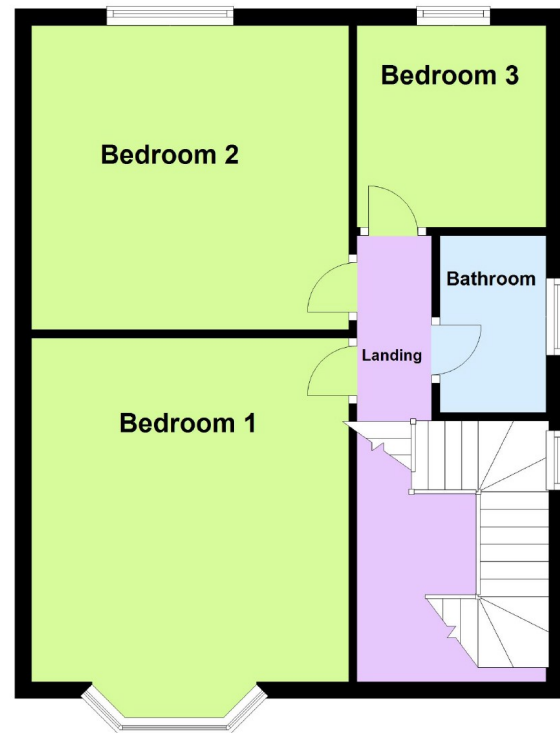
In summary, a superb opportunity to secure a traditional home in a choice location with a good sized garden with scope to extend.



Ground Floor



First Floor



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 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.

ROOM MEASUREMENTS

Entrance Hall

Lounge 4.79m x 3.31m

Dining Room 3.76m x 3.31m

Kitchen 1.93m x 4.69m

Landing

Bedroom One 3.31m x 3.63m

Bedroom Two 3.37m x 3.34m

Bedroom Three 2.84m x 2.40m

Bathroom 1.83m x 2.15m

Garage 3.47m x 6.48m



AGENTS NOTE

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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



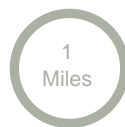
LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

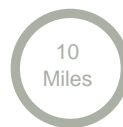
TRAVEL

APPROX

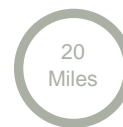
Distance by (Car)



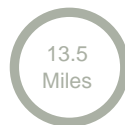
A1079



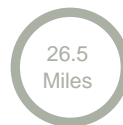
A64



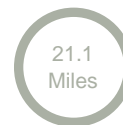
M62 Howden



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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