



## LOCATION

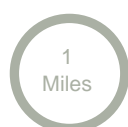
The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly 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



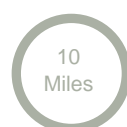
Charnwood, 9 Algarth Road,  
Pocklington YO42 2HP  
Price £625,000



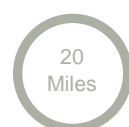
## TRAVEL



A1079



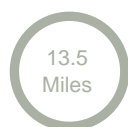
A64



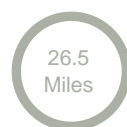
M62 Howden

## APPROX

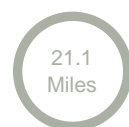
Distance by (Car)



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

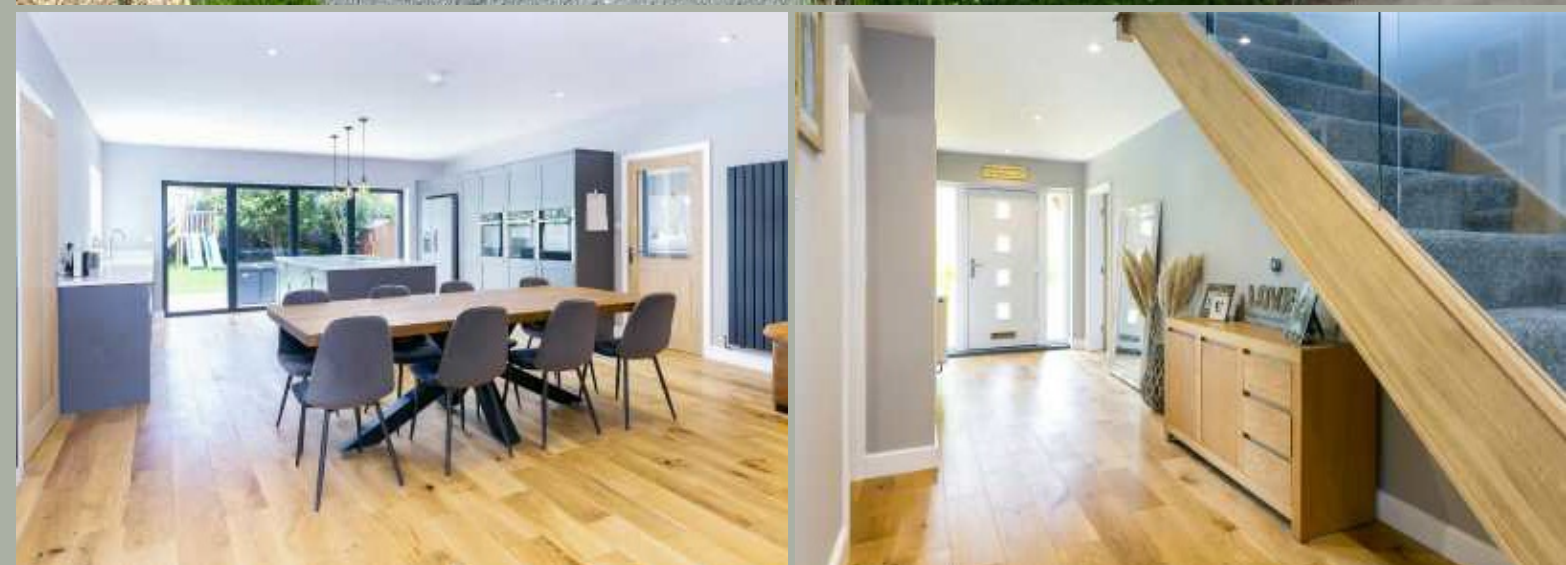
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

www.clubleys.com



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 representations 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

www.clubleys.com







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.

This stylish and modern detached house is situated in Pocklington's most favoured residential areas. The layout and design of the property offers quite exceptional accommodation with well-proportioned rooms throughout. The property has undergone a thorough refurbishment/extension.

The property opens to a large hallway leading to the principal reception rooms. the lounge is situated to the front, a more intimate room in which to curl up on the sofa. the play room is another good sized reception room, bedroom four and bedroom five offer a connecting jack and jill en-suite shower room and useful home office.

The amazing kitchen/dining/family room is the real hub of this fine home with matching grey units, central island and complemented by quartz work surfaces, large bi-folding doors leading to the garden and patio area, perfect for al fresco dining.

Upstairs are three further bedrooms, the master bedroom offers a dressing area and wonderful stylish en-suite bathroom.

Externally, the property is approached to the front via a gravelled driveway leading to the attached garage, lawned with hedging to the front. The rear garden is fortunate to enjoy a good degree of privacy offering a westerly aspect, mainly laid to lawn and a large patio area and side access.

In summary, a truly stunning home which offers versatile and flexible living which has been comprehensively refurbished throughout.

**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.

## ROOM MEASUREMENTS

Entrance Hall	8.09m x 1.85m	Cloakroom	0.87m x 1.67m
Sitting Room	5.47m x 3.93m	Garage	5.87m x 3.71m
Playroom	4.19m x 3.14m		
Bedroom Four	3.40m x 3.77m	Landing	2.20m x 5.43m
Jack & Jill Shower Room	1.18m x 2.70m	Bedroom Three	3.78m x 3.67m
Bedroom Five	3.76m x 3.48m	Bedroom Two	4.66m x 4.26m
Office	2.25m x 2.79m	Bathroom	2.52m x 2.62m
Fitted Kitchen	5.38m x 8.46m	Master Bedroom	4.71m x 4.27m plus
Utility/Rear Entrance	3.44m x 2.49m	En-Suite Bathroom	recess 8.41m x 2.11m

**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 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority