

8, The Beeches,
Pocklington, YO42 2HS
£475,000



ABOUT THE PROPERTY

This impressive detached dormer property offers an exceptional amount of versatile living space and is a property that truly keeps on giving. The well-planned accommodation comprises a spacious reception hall, a versatile reception room which could also be used as a third bedroom, an L-shaped lounge/dining room, a fitted kitchen leading to a useful utility room, and a convenient ground floor WC. A particular highlight of the home is the beautifully presented conservatory, which has an insulated roof for year-round use, creating a comfortable additional reception room with delightful views over the private rear garden.

To the first floor are two generously proportioned bedrooms. The principal bedroom benefits from a useful dressing room with fitted wardrobes, together with access to a separate shower room. The second bedroom is also of an excellent size and enjoys the convenience of its own en-suite shower room.

Situated in the highly sought-after Algarth area, this property occupies a generous plot and benefits from ample off-road parking, an attached garage, and well-maintained gardens, making it an ideal home in a desirable residential location.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.







Tenure: Freehold
East Riding Of Yorkshire Council
Band: E

RECEPTION HALL

3.28m x 4.06m (10'9" x 13'3")

A spacious reception hall having a composite front entrance door, two double glazed windows to the front with shutters. stairs to the first floor accommodation, Karndean flooring and two velux windows.

BEDROOM THREE /RECEPTION ROOM

2.27m x 5.88m (7'5" x 19'3")

Two double glazed window to the front, two radiators. fitted wardrobes and spot lights.

DINING ROOM

3.89m x 2.90m (12'9" x 9'6")

Fitted cupboards, radiator and laminate flooring.

CONSERVATORY

3.49m x 6.14m (11'5" x 20'1")

Upvc windows, insulated roof, engineered oak flooring, radiator and door to the rear.

FITTED KITCHEN

3.37m x 3.41m (11'0" x 11'2")

Fitted wall and base units, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, built in oven and microwave, laminate flooring, radiator, double glazed window to the rear.

UTILITY ROOM

2.14m x 2.75m (7'0" x 9'0")

Fitted wall cupboards, stainless steel sink with drainer and mixer tap, double glazed window to the side,

DOWNSTAIRS WC

0.84m x 1.66m (2'9" x 5'5")

Low level WC, wash hand basin and opaque double glazed window to the side.

L-SHAPED LOUNGE/DINER

5.33m x 3.64m extending to 6.45m (17'5" x 11'11" extending to 21'1")

Double glazed window to the front and rear, decorative coving and gas fire in feature surround.

FIRST FLOOR ACCOMMODATION

LANDING

2.85m x 2.74m (9'4" x 8'11")

Two double glazed windows to the front with shutters, radiator, access to loft which is insulated.

BEDROOM ONE

3.17m x 3.76m (10'4" x 12'4")

Double glazed window to the rear, radiator, fitted wardrobes and eaves storage.

DRESSING ROOM

2.06m x 3.76m (6'9" x 12'4")

Double glazed window to the rear, radiator and fitted wardrobes.

SHOWER ROOM

Walk in shower, pedestal hand basin, low flush WC, opaque double glazed window to the rear, chrome radiator

INNER HALLWAY

2.69 x 1.06m (8'9" x 3'5")

Fitted wardrobes.

BEDROOM TWO

3.87m x 3.86m (12'8" x 12'7")

Double glazed window to the front and rear with fitted shutters and radiator.

EN-SUITE SHOWER ROOM

2.14m x 2.67m (7'0" x 8'9")

Corner bath, low flush WC , vanity hand basin, chrome radiator, corner shower cubicle and opaque double glazed window to the rear.

ATTACHED GARAGE

2.71m x 6.69m (8'10" x 21'11")

Roller garage doors, PVCU side external door and power and light is connected.

OUTSIDE

Located in the ever-popular residential area of The Beeches, this property offers generous block paved off-road parking to the front, providing access to the attached garage, along with well-maintained front gardens that create an attractive first impression.

To the rear, the property boasts a generous, private garden, mainly laid to lawn and complemented by mature borders and shrubs. A useful log cabin and garden shed provide excellent additional outdoor space with offers electrics. There is also a Summer House and Greenhouse. There are an abundance of trees which creates a secluded and tranquil setting.

There is an electric awning over the patio.

ADDITIONAL INFORMATION;

SERVICES

Mains water, gas, electricity and drainage.

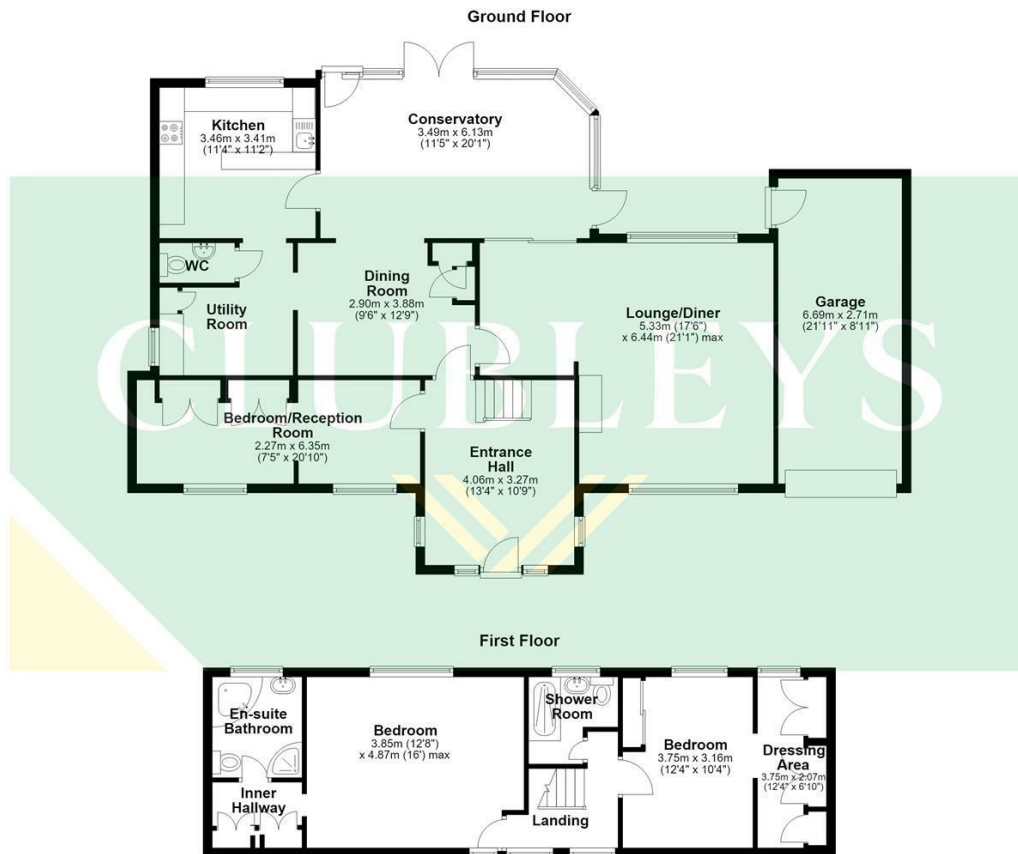
APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.





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.

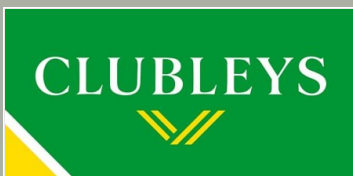
MORTGAGES

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.

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.



52 Market Place, Pocklington, York,
YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

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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.