



KIRKLAND STREET, POCKLINGTON

OFFERS OVER £175,000



A fantastic two-bedroom Victorian terraced house which has undergone numerous improvements and is perfectly located for town amenities.

Alma Terrace, Kirkland Street is ideally positioned, a few minutes' walk from the centre of this popular and well-served market town. With the benefit of having no onward chain, this house has great appeal for creating a cosy and welcoming home.

The house offers well-proportioned accommodation and has the advantage of a good-sized private garden and a former garage (now a store) where there is potential to create an off-street parking space. In addition, there is on-street parking to the front of the property.



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Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band A

EPC Rating
Band C



Property Description.

This desirable mid-terrace period property has a well-proportioned sitting room with integrated display shelving to either side of the brick fireplace, with wall lights providing a warm ambience.

The generous dining kitchen offers a perfect space for entertaining and benefits from a neutral Shaker style kitchen that was installed in 2019 - stone coloured ceramic floor tiles complement the room. Traditional white wall tiles above the work surface and modern ceiling spotlights further enhance the kitchen. There is a good range of wall and base units, and a large and useful understairs larder/utility cupboard. The fitted appliances are a Zanussi induction hob, oven, and an extractor hood, together with plumbing for a washing machine. There is plenty of space for a dining room table by the floor to ceiling display shelving, making it a highly sociable area. A door from the kitchen leads into the enclosed rear garden.

There are two bedrooms on the first floor, the principal bedroom has exposed timber floors and two good sized integrated wardrobes with shelves. Bedroom two enjoys views to the rear garden. The upstairs bathroom has white fittings, a tiled floor, heated towel rail and an electric shower above the bath. There is a useful storage cupboard within the bathroom and another on the first-floor landing.

The property has benefitted from multiple improvements, the most recent being carried out in 2019. These include full re-wiring, the installation of new radiators, new taps and a shower, along with the new kitchen. The property also benefits from double glazing and a modern boiler providing full gas central heating, helping it achieve an EPC energy rating of C.







Outside.

The house offers a spacious and private West facing rear garden that includes a generous patio, outside tap and access into the former garage/ store. The current garage space could also be re-worked as an ideal site for off-street parking, to further landscape and extend the garden or to build a new garage. There is access from the rear garden leading onto Victoria Road, where an open public space including a children's play park and picnic benches can be found.

Services.

Mains services are installed. Mains Gas central heating.

Directions.

Postcode – YO42 2DB

For a precise location, please use the What3words App [///blackbird.rollover.slumped](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 of Kirkland Street. 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 a 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 easily reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about 17 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.

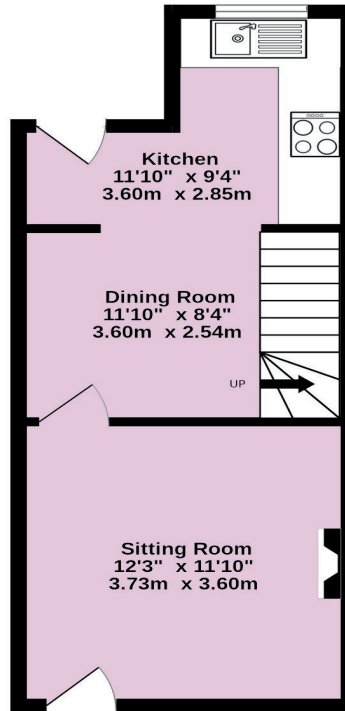
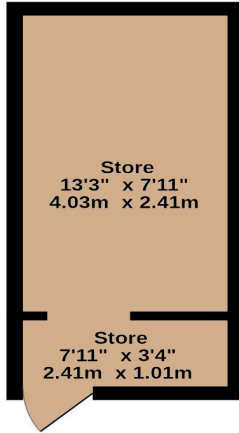
Pocklington football club



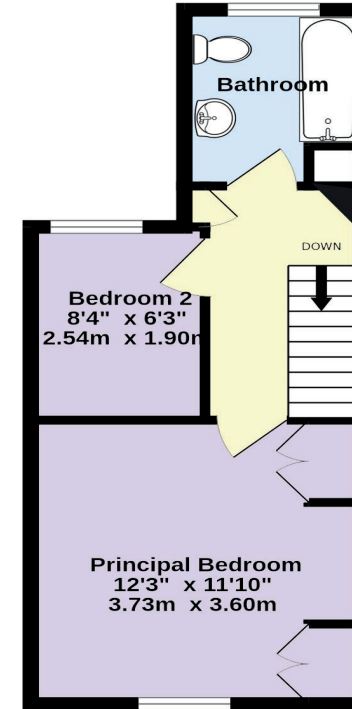
Burnby Hall Gardens



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 sq.m.) approx.

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