



EASTON AVENUE, POCKLINGTON YO42

£359,000

NORTH
RESIDENTIAL



A fabulous home within a sought-after corner position, complemented by a generous rear garden, garage, and positioned in a sought-after Bellway estate location in the thriving market town of Pocklington.

This is a wonderful home which has beautiful accommodation and is superbly enhanced for modern living. Pocklington is a popular and accessible town offering easy access to York which has an excellent range of amenities.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band E

EPC Rating
Band B







Property Description.

This desirable property has impressive accommodation and is in an ideal position, being located on the edge of Pocklington. The house benefits from an attractive reception space and four bedrooms, plus double glazing throughout.

The property is about 1181sqft in total, the house offers excellent space for entertaining and family living. The hall is configured to be welcoming and spacious to provide an attractive entrance to the house. A walk-in cupboard and separate WC with modern white fittings are positioned towards the end of the hall. Custom-made storage has been built below the stairs creating a discreet and sleek capacity for keeping belongings.

There is a generously sized sitting room which benefits from having a dual aspect, allowing natural light to flood the room. The dining kitchen is a perfect family and entertaining room. Benefitting from having double doors leading into the enclosed garden and a tiled floor, there is a good range of modern, tasteful and neutral coloured wall and base units with integrated appliances which include a fridge, freezer, hob, oven, and dishwasher. The kitchen also has an attractive dual aspect with views onto the rear garden and Easton Avenue. There are four bedrooms on the first floor. The principal bedroom has a range of high quality and custom designed modern integrated wardrobes from Pocklington based independent manufacturer of furniture, Moonlight Bedrooms. There is an en-suite shower room which has modern white fittings, a heated towel rail and a tiled floor. Bedroom two has an attractive dual aspect and both bedrooms three and four are well-proportioned. The family bathroom also has modern white fittings, there is a bath with a shower above and a heated towel rail. An adjacent airing cupboard to the bathroom has a hot water tank.

There is an attached garage which can be accessed through the up and over vehicle door to the front or the pedestrian door to the rear. The garage provides generous space for both a car and further storage capacity and houses the boiler.

1 Easton Avenue provides a perfect family home, it's within walking distance of the town centre and the open space of the Wolds countryside is a short stroll away.





Outside.

The house is approached over a block brick drive, located on an enviable and desirable corner position with ample off-street parking adjacent to the single garage. The wrap around front garden is nicely landscaped. The rear garden offers greater space than what is normally found, together with a high degree of privacy and seclusion. It is fully enclosed and offers perfect space for young children and pets. There is a generous area of lawn, a patio and garden tap. The house has the advantage of sun and light from the west and east.

Services.

Mains services are installed. Mains gas central heating. There is a service charge of £107 per annum for the upkeep and care of the estate communal areas.

Directions.

Postcode – YO42 2SG

For a precise location, please use the What3words App [///embarks.commander.remodels](https://www.what3words.com/)





Location.

Pocklington is a 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.

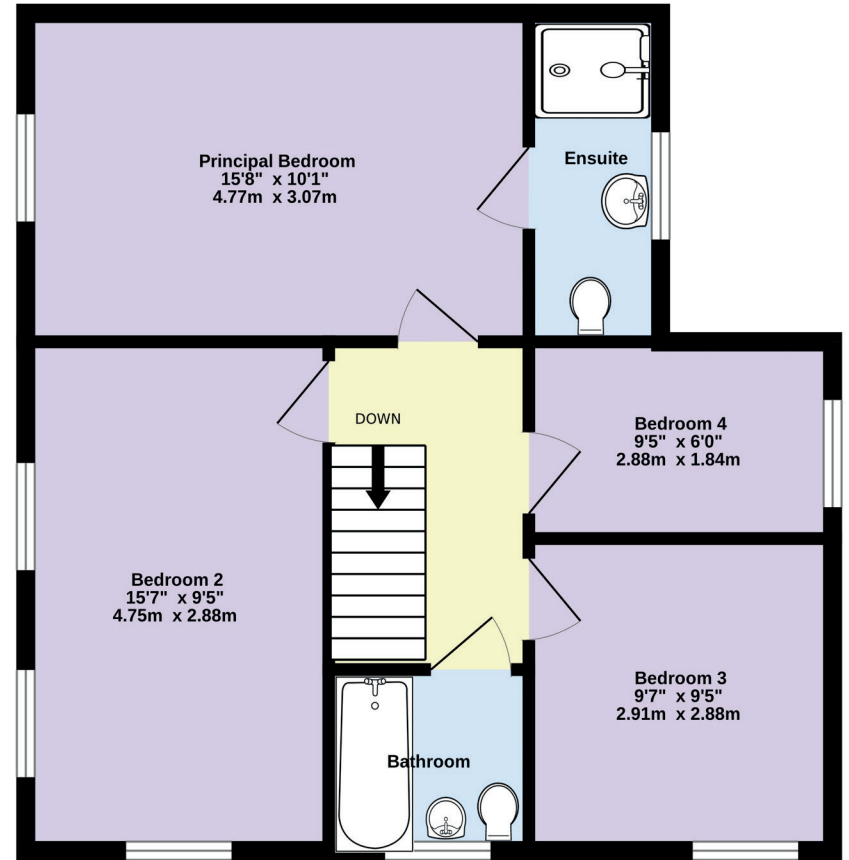
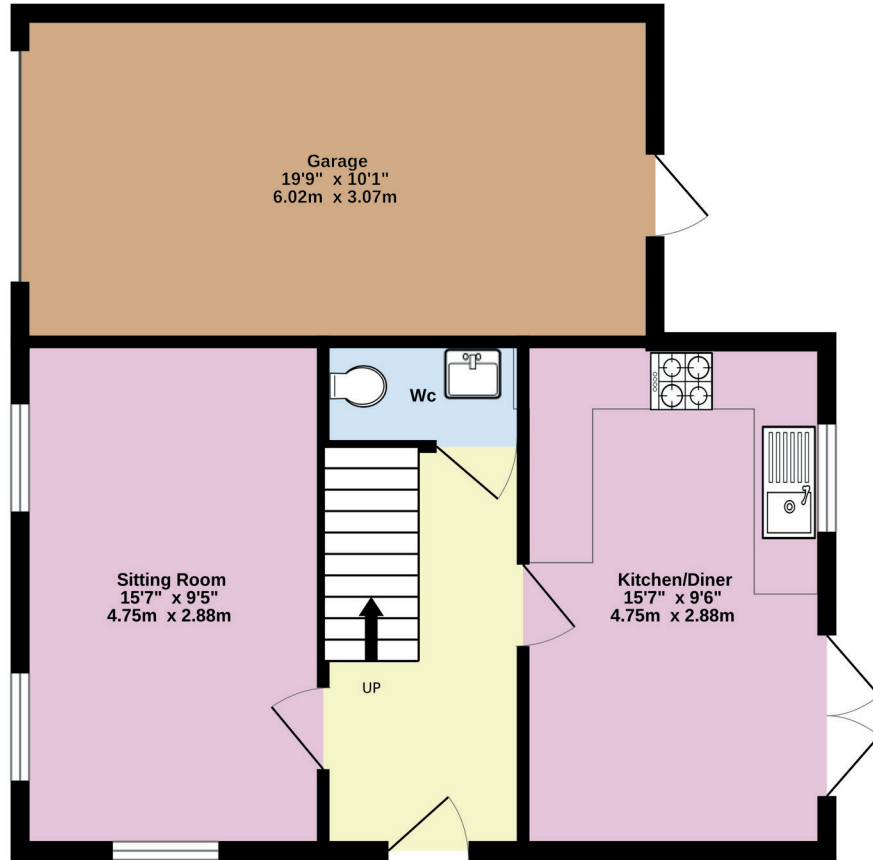
Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to 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.

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
590 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



