



WARRIOR CLOSE, POCKLINGTON YO42

£260,000

NORTH  
RESIDENTIAL

A beautifully presented and welcoming home, offering perfect space, with a landscaped garden and parking for two cars in this highly sought-after development adjacent to open countryside.

This is a wonderful contemporary property, enhanced for modern living and situated within a superb position on this highly regarded David Wilson development. This is an accessible location within Pocklington, a charming market town, with a variety of independent retailers. York is highly accessible, which has an excellent range of high-quality shopping and amenities.

This desirable semi-detached property has outstanding accommodation and is in an ideal position, being located towards the furthest eastern end of the development and within a cul-de-sac setting. The house benefits from beautiful reception space and three bedrooms. With natural light throughout, the accommodation offers tremendous space for entertaining and family living.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band C	<b>EPC Rating</b> Band B
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# Property Description.

The entrance hall provides a perfect space for keeping coats and shoes and this leads to a WC with modern and tastefully designed white fittings. The generously sized and warm sitting room is ideal for entertaining and offers ample, flexible space for a variety of layouts and furniture.

The adjacent kitchen with dining area further enhances the attractiveness of the house. With views onto the garden, the west facing kitchen has an excellent range of high-quality modern white gloss, wall and base units complemented by classical green tiles and a wood grain effect worksurface. There are integrated appliances which include a Zanussi oven, gas hob, fridge and freezer, washing machine and dishwasher. The dining area has a built-in seating bench installed with self-contained storage space and a panelled wall behind making this a striking feature of the room. There are double doors leading onto the west facing garden, making this a perfect room for entertaining throughout the seasons.

Useful storage space is located below the staircase. The stairs and landing have been designed to make the house feel light and airy. The landing has a cupboard and there is access to the loft which is boarded. There are three bedrooms on the first floor. The principal bedroom is a good-sized double room which has a nice open aspect with views onto the rear garden and the open green space of the communal landscaping in the distance. It also has an integrated wardrobe with a mirrored front, the benefit of an en-suite shower room which has modern white fittings and a heated towel rail. Bedroom two and three, also good-sized rooms share the family bathroom. Bedroom two benefits from integrated wardrobes which are mirror fronted. The bathroom has modern white, tastefully designed fittings and a heated towel rail.

This attractive home has many fantastic qualities and with its neutral and welcoming decor throughout, the house is ready to be enjoyed by a new owner.

This is a versatile and nicely proportioned property, making it a perfect home.







HOME



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LIGHT SR5  
SUNDERLAND AFC







## Outside.

There are two car parking spaces directly to the front. The rear garden is fully closed by a fence and includes a patio for summer entertaining and relaxing, together with a nicely laid area of lawn and a shed. The open aspect of the rear with the privacy it provides further enhances this home.

## Services.

Mains services are installed. Gas fired central heating. There is a maintenance charge of £164.56 (November 2023 - October 2024) for the care and upkeep of the development landscaping.

## Directions.

Postcode – YO42 1AL

For a precise location, please use the What3words App [///happen.cashew.crackled](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. 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 cinema, music, comedy, and theatre productions.

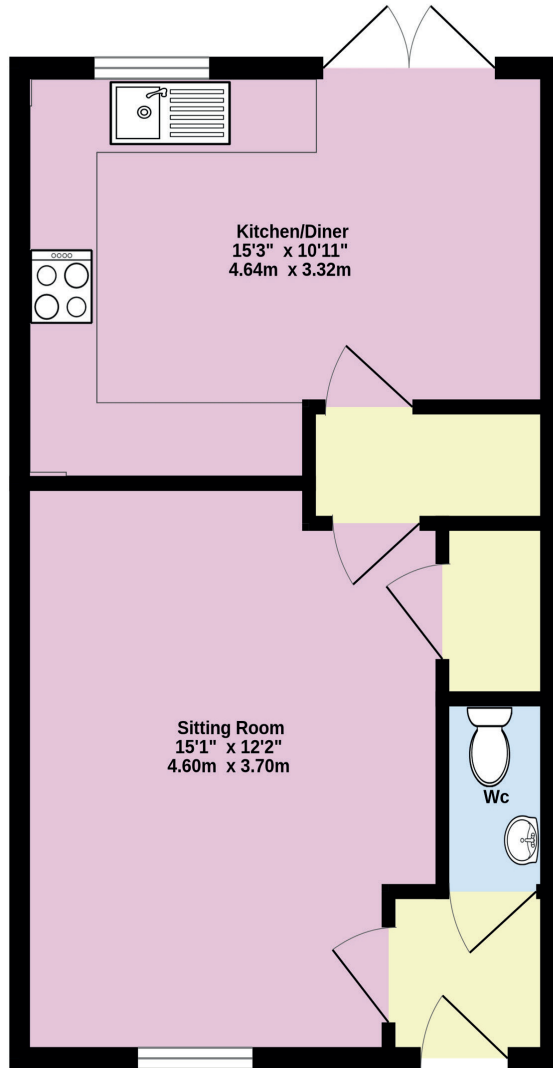
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen 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.

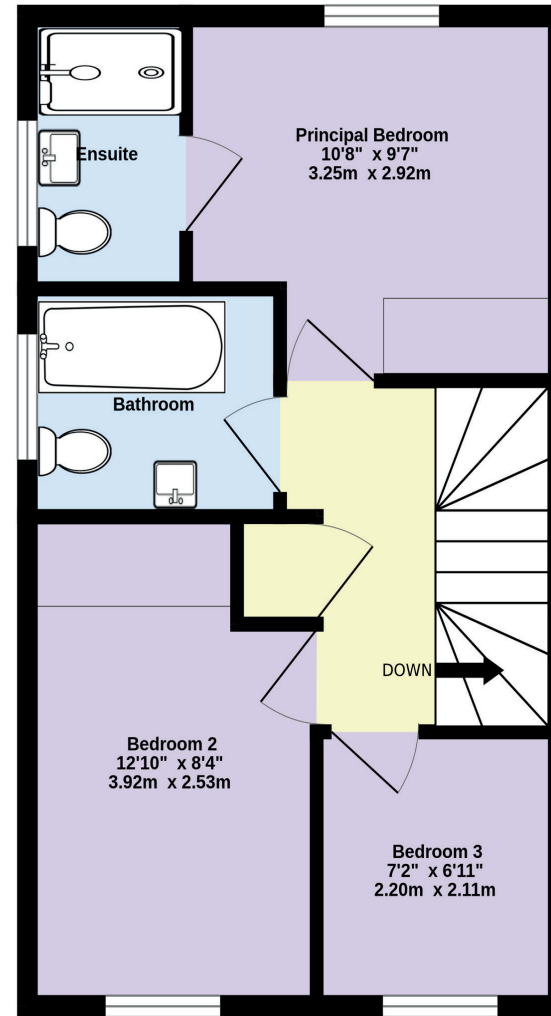
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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