



WHITE MILL DRIVE, POCKLINGTON YO42

£285,000

NORTH
RESIDENTIAL

A beautifully presented, welcoming home, with a private garden, a south-east facing first floor terrace and garage. Perfectly located for access to recreational and town amenities, including Burnby Hall Gardens.

This is an impressive and stylish home which is presented in excellent condition. The property has fantastic accommodation of about 1356 sqft and is perfectly enhanced for modern family living, whilst being situated within a charming and historic market town on the edge of the Yorkshire Wolds. An accessible location, with easy access to the amenities this town has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, located a short walk from the renowned Burnby Hall Gardens and town centre with its superb selection of independent retailers. The house benefits from beautiful reception space and three generous bedrooms.



Tenure
Freehold

Local Authority
East Riding

Council Tax Band
Band D

EPC Rating
Band B





FARMERSMARKET
EGGS - POULTRY - MEAT





Property Description.

The good-sized entrance hall leads into the spacious and impressive kitchen with a family and dining area beyond. The stunning kitchen offers a perfect space for family life and provides a modern range of neutral coloured, tasteful wall and base units incorporating an integrated Zanussi oven, full height larder style fridge, dishwasher, washer dryer, and gas hob. There is modern, high quality laminate flooring, bi-folding doors leading onto the patio and into the garden and plenty of flexible space which can be used as a dining area / family room. A useful and spacious walk-in cupboard is also located within the kitchen.

A WC is located off the entrance hall which has modern white fittings and houses the boiler. The ground-floor accommodation provides the ideal balance for entertaining and accommodating family life.

The delightful sitting room is located on the first floor where elevated views onto the garden can be enjoyed. There are bi-folding glass doors providing an abundance of natural light and which lead onto the south-east facing terrace. This is perfectly suited for entertaining being off the sitting room and it's generously sized to allow a table and chairs to be positioned on it.

The remaining accommodation on the first floor includes a double bedroom with two windows and a family bathroom with modern white fittings, there is a mains powered shower above the bath, heated towel rail, shelf storage and partially tiled walls.

The second floor has two further generous double bedrooms and a bathroom with modern white fittings, a mains powered shower above the bath, shelf storage and a heated towel rail. The principal bedroom benefits from tasteful and high-quality integrated wardrobes together with an integrated chest of drawers, there is a hot water tank cupboard with storage. The house benefits from double glazing throughout and an excellent EPC rating.













Outside.

There is a lawned garden to the front with mature hedging and the south-east facing rear garden is landscaped with lawn, a patio and it is fully enclosed. The patio by the kitchen is perfect for entertaining being adjacent to the bi-folding doors. There is a garden tap, and a gate leads to the off-street parking and good-sized garage. The garage is positioned directly by the rear garden fence allowing highly convenient access from the garden to the garage. A pedestrian door allows easy access into the garage.

Services.

Mains services are installed. Gas fired central heating. There is a management fee of about £16 per month which is a contribution towards the upkeep and care of the estate landscaping.

Directions.

Postcode – YO42 2F

For a precise location, please use the What3words App ///brittle.character.nothing



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 Welton House. 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.

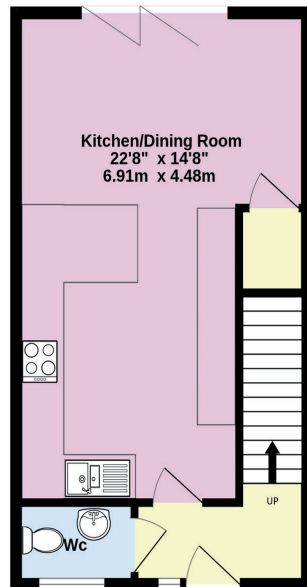
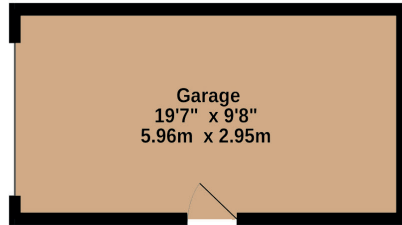
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

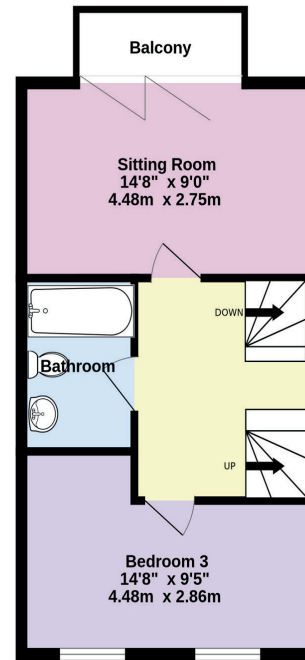
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous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



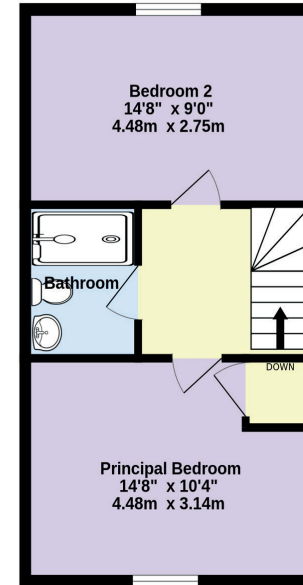
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
389 sq.ft. (36.1 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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