



HAYTON AVENUE, POCKLINGTON YO42 £495,000



A beautifully presented, welcoming home, with a generous and private west facing garden, perfectly located for access to town amenities.

This is an impressive and stylish home which is presented in excellent condition, being only 7 months old. The property has fantastic accommodation of about 1832 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, this stunning family home has had multiple upgrades throughout to further enhance this superior property. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the town centre with its superb selection of independent retailers. The house benefits from beautiful reception space and four generous bedrooms.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band F

EPC Rating
Band B









Property Description.

The good-sized and wide entrance hall leads into the spacious and impressive kitchen with a dining area. 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 double oven, fridge and freezer, wine cooler, dishwasher, and a 5-ring gas hob. Soft lighting is incorporated below the worksurface, which provides a statement feature to these high quality and well-designed units. Double doors by the dining area lead into the west facing garden and there are lovely views from the kitchen onto the private open space.

Double glass doors lead into an adjacent family room which provides further generous and flexible space where garden views can be enjoyed. The sitting room is located to the front, accessed through double doors and this benefits from a bay window and naturally light and impressive reception space. The remaining ground floor accommodation includes a utility with an integrated washing machine and dryer, worksurface space and a WC with modern white fittings and a heated towel rail. There is access to the double garage from the utility room, this provides vast space for vehicles or for storage and has an electric vehicle door.

The ground-floor accommodation provides the ideal balance for entertaining and accommodating family life.

The galleried landing has a window which provides natural light into the centre of the house and offers a feeling of volume. There are four spacious double bedrooms. The principal bedroom has beautiful westerly views onto the garden and the fields and countryside beyond. There is a dressing room area with a superb range of integrated wardrobes and an en-suite shower room with modern white fittings.







Bedroom two, also benefits from an en-suite shower room which has a tiled floor and fully tiled walls, a heated towel rail and high-quality fittings with storage below the wash hand basin. Bedrooms three and four share the family bathroom which has a bath, plus a separate shower, a tiled floor and half tiled walls, a heated towel rail and storage below the wash hand basin.

The house benefits from double glazing throughout and an excellent EPC rating.

Outside.

There is a lawned garden to the front with ample off-street parking. The 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 double doors. There is a garden tap, and a gate leads to the front. The garden is private, it has an open aspect with fields beyond and provides flexible and impressive outdoor space.

Services.

Mains services are installed. Gas fired central heating. There is a management fee which is a contribution towards the upkeep and care of the estate common parts. The amount is TBC.

Directions.

Postcode – YO42 2UH
For a precise location, please use the What3words App [///bulk.hovered](https://www.what3words.com/).
makeup



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 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.

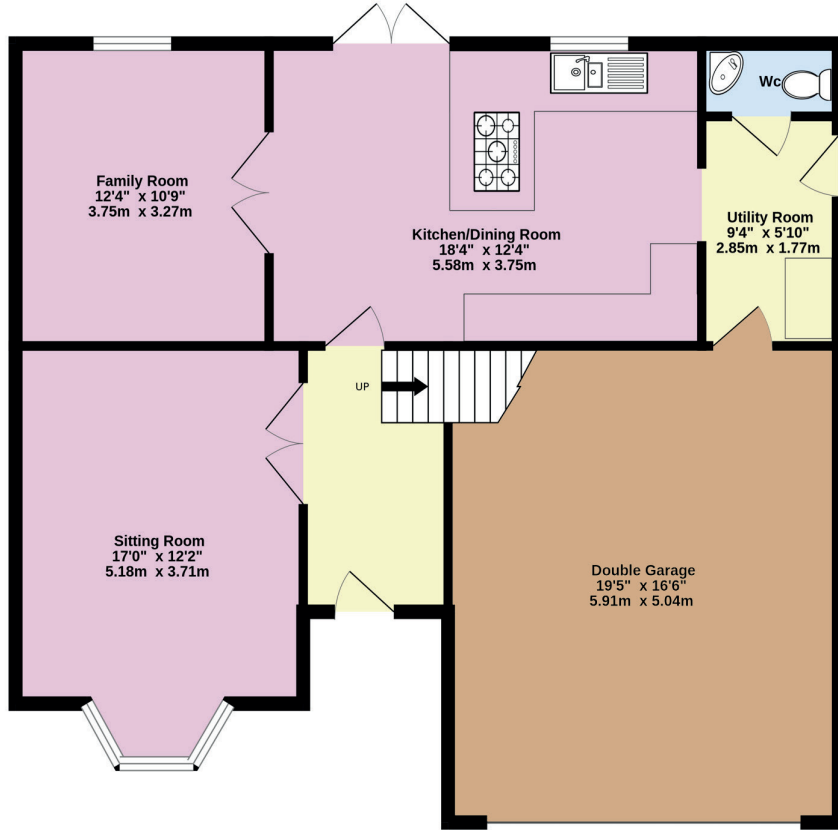
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

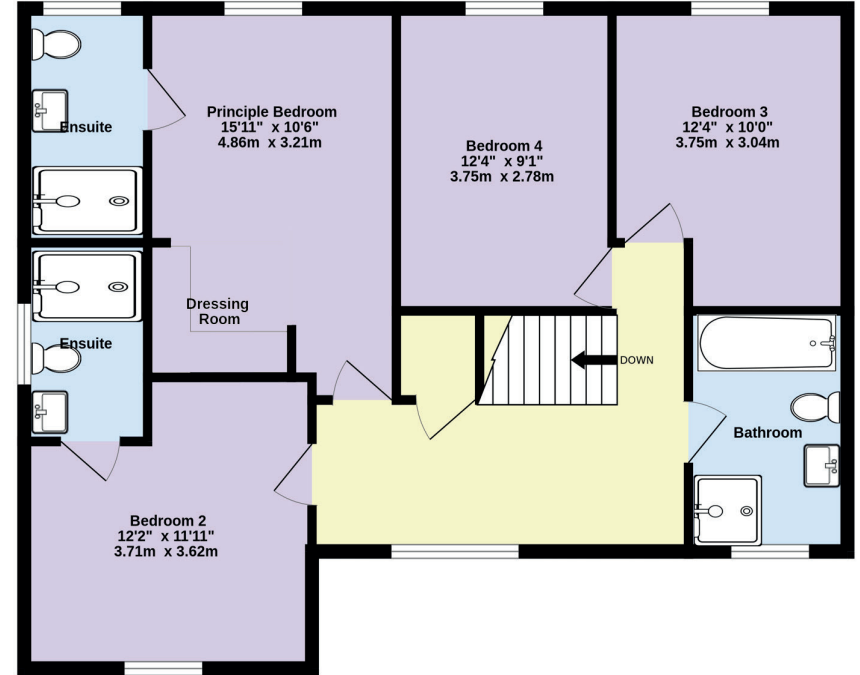
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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 as to their operability or efficiency can be given.

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