



YAPHAM ROAD, POCKLINGTON YO42 £427,500



A beautifully presented, welcoming home, with a superbly landscaped south-west facing garden, perfectly located for access to town amenities.

This is an impressive and stylish home which is presented in excellent condition. The property has fantastic accommodation of about 1535 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. A stunning family home benefiting 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 bedrooms.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band E

EPC Rating
Band B









Property Description.

The good-sized entrance hall with a tiled floor leads into the spacious and impressive kitchen with a dining area and family space. The stunning kitchen offers a perfect balance with flexibility for family life. It provides a modern range of neutral coloured, tasteful wall and base units incorporating an integrated oven, fridge and freezer, dishwasher, and a gas hob. Double doors by the dining area lead into the south-west facing garden. The room has lovely natural light from the glass doors and elegant vertical windows.

The sitting room is located to the front, it is naturally light and provides a generous reception space with a striking statement wall panel. The remaining ground floor accommodation includes a utility and a WC with modern white fittings.

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

The impressive landing leads to the four bedrooms. The generously sized principal bedroom has an en-suite shower room with modern white fittings. Bedroom two also benefits from an en-suite shower room. Bedrooms three and four share the family bathroom which has a bath, plus a shower above. The house benefits from double glazing throughout and an excellent EPC rating. This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home.







Outside.

There is a fantastic space to the front for off-street parking with block brick work. An attractive border runs the length of the south-east boundary and there is an established border by the immediate entrance. The west facing rear garden has been perfectly laid out, with a spacious patio and a pergola providing space for summer entertainment and relaxation. There is a lawn with mature borders with a rich variety of shrubs and trees giving colour, texture and visual appeal from all sides. There is a raised and enclosed pond, tap and side access to the front. A good-sized single garage by the driveway has an electricity supply.

Services.

Mains services are installed. Gas fired central heating. There is a management fee of about £123 per annum which is a contribution towards the upkeep and care of the estate common parts.

Directions.

Postcode – YO42 2DZ

For a precise location, please use the What3words App [///ambition.skate.copy](https://www.what3words.com/ambition.skate.copy)

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 cinema, music, comedy, and theatre productions.

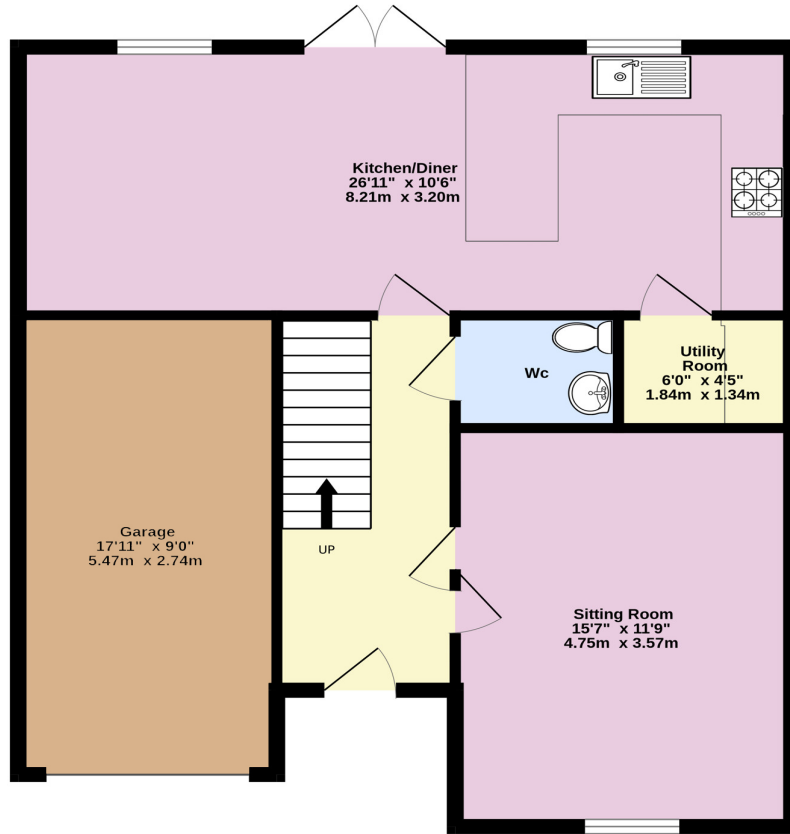
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

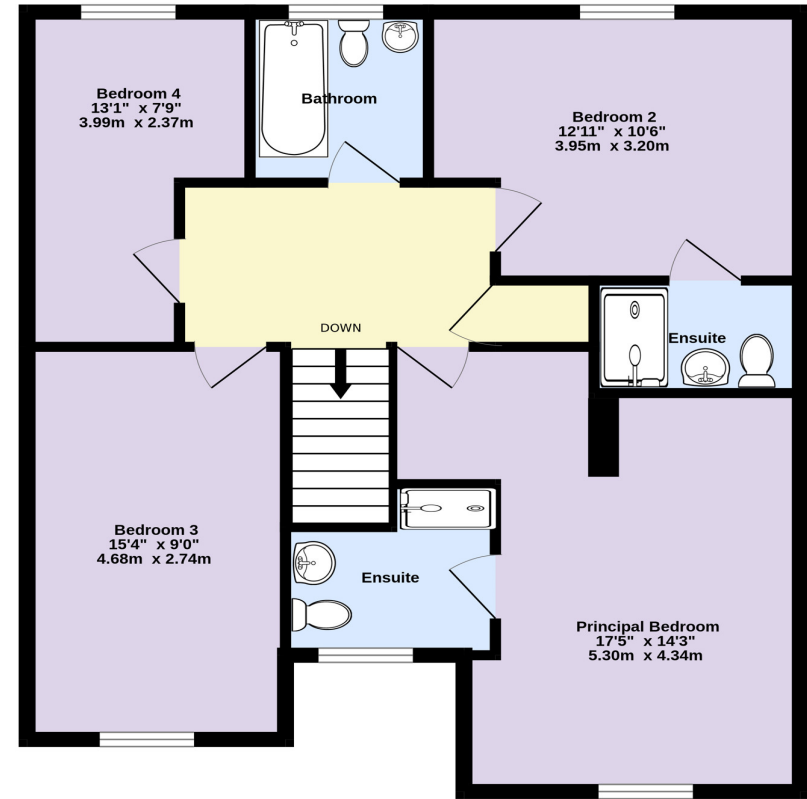
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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.
Made with Metropix ©2024



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 May 224. Photographs and videos dated May 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.

