



ROMAN DRIVE, POCKLINGTON YO42 £450,000



An exceptional home with a stunning landscaped walled garden, positioned in a sought-after development which provides easy access into Pocklington.

This is a wonderful home which has impressive accommodation and is perfectly enhanced for modern living, situated within a popular town. Located on an enviable corner position which offers natural light into the house and garden. An accessible location with quick access into the town centre and near the historic city of York which has an excellent range of amenities.

This desirable property has outstanding accommodation and is within an ideal position being located within this sought-after development. The house benefits from beautiful reception space and four bedrooms, two with en-suite shower rooms. Three bedrooms benefit from full carcass integrated wardrobes.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band E

EPC Rating
Band B







Property Description.

The property is naturally light throughout and has about 1535sqft in total, the accommodation offers excellent space for entertaining and family living and there is Amtico flooring to the ground floor. The beautiful sitting room has views onto the perfectly landscaped front garden and offers generous space for family living. The kitchen with a dining and family area has impressive views onto the stunning garden and has a superb range of tastefully designed gloss wall and base units. There is an integrated dishwasher, an electric hob, oven, fridge, and freezer. Double glass doors from the dining area lead direct onto the patio. There are lovely views from all parts of the kitchen, dining, and family living area onto the pretty garden.

An adjacent utility has plumbing for a washing machine, boiler, and further storage space. The remaining accommodation on the ground floor includes a WC with modern fittings and an understairs cupboard.

There are four bedrooms to the first floor. The principal bedroom and bedroom two have an en-suite shower room each and bedrooms three and four share the family bathroom. The principal, bedrooms two and four all have full carcass integrated wardrobes.

The family bathroom has a bath, with modern white fittings and part-tiled walls.

The house has a feeling of volume, light and space and benefits from double glazing and an excellent EPC rating. Located on a desirable development with ample off-street parking adjacent to the single garage.





Outside.

The garden benefits from having great thought and care put into the design and it is ideally positioned for summer relaxation and entertaining. There is a patio immediately by the rear of the house, a lovely area of lawn, a beautiful summer house and a generously sized shed. Beautiful borders enhance the garden with structure and colour. A tap is located by the rear. The pretty front garden is laid to lawn with attractive landscaping including borders wrapping around the boundary.

Services.

Mains services are installed. Gas fired central heating. There is a management fee of about £129 per annum which is a contribution towards the upkeep and care of the estate common parts.

Directions.

Postcode – YO42 2SE

For a precise location, please use the What3words App ///coasting.boomer.joked



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.

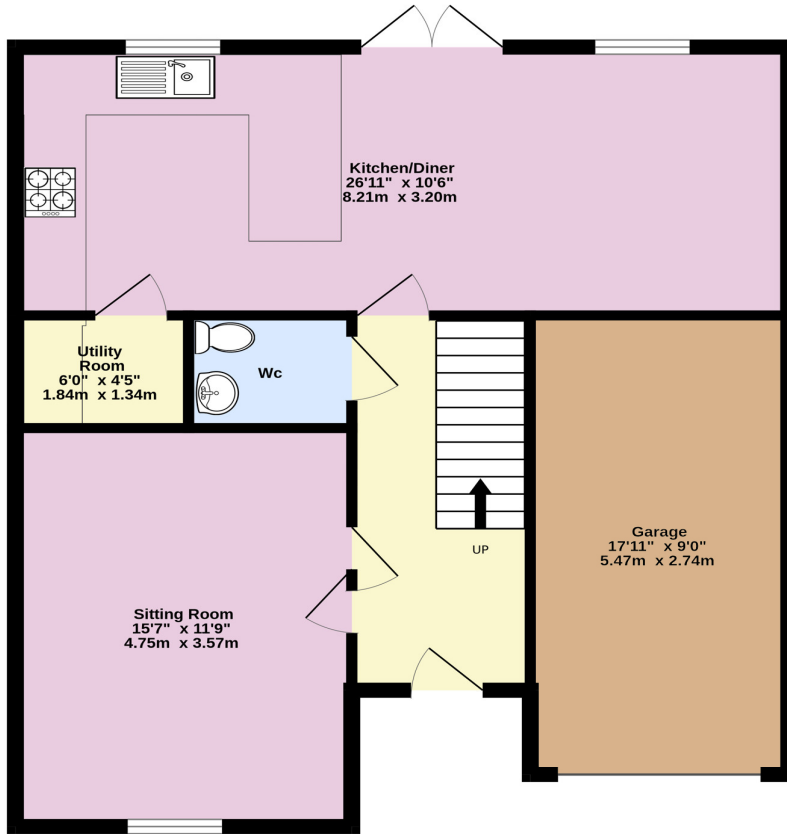
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

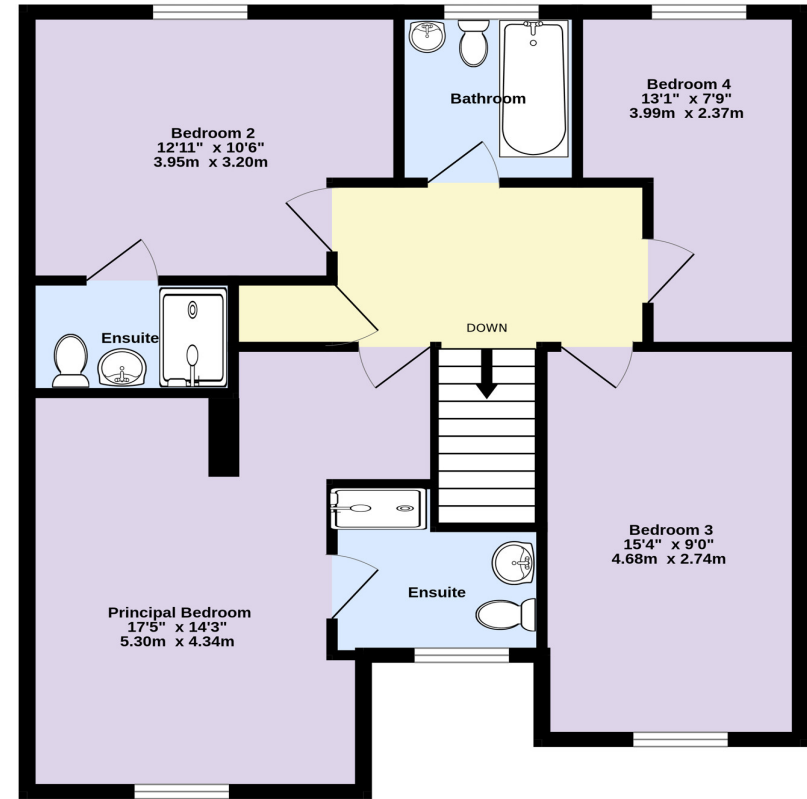
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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 2024. 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.

