



GRANGELAND WALK, BARMBY MOOR YO42 £315,000

NORTH  
RESIDENTIAL

# A perfect village home within this sought-after and attractive development, complemented by a pretty rear garden, garage, and positioned in a desirable village.

This pretty, double fronted house is a wonderful home which has beautiful accommodation and is superbly enhanced for modern living. Barmby Moor is a popular and accessible village offering quick access into Pocklington and close to York which has an excellent range of amenities. The property benefits from a beautiful west facing rear garden.



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band C

**EPC Rating**  
Band D







# Property Description.

This desirable property has impressive accommodation and is within an ideal corner position within this exclusive setting. The house benefits from attractive and generous reception space and three bedrooms, plus double glazing throughout.

There is about 1119sqft in total, the house offers excellent space for entertaining and family living. The house benefits from a front porch, ideal for keeping coats and shoes. The generous, dual aspect kitchen with dining area has an excellent range of wall and base units in a shaker design. There is a tiled floor, gas hob, electric oven and plumbing for a dishwasher. The adjacent utility area has a door leading into the rear garden. The utility has plumbing for a washing machine, the boiler and useful storage.

The sitting room benefits from lovely natural light, plenty of space for entertaining and family life and an understairs storage cupboard. Bi-folding doors lead into the impressive and attractive garden room where the views onto the beautiful outside space can be enjoyed. With high ceilings and Velux windows, the room provides a feeling of volume and light. Double doors lead into the garden making it a particularly attractive space.

There are two double bedrooms and a single bedroom to the first floor, the two double bedrooms have excellent integrated wardrobes. The family bathroom is equipped with modern white fittings, there is storage below the wash hand basin, a rainfall shower above the bath and a heated towel rail.





## Outside.

The garden is on three sides, the front is laid to lawn and the northern boundary has off-street parking on the driveway and the detached single garage. The garden is particularly generous and sweeps to the side and behind the garage, providing significantly more space than other similar houses. The fully enclosed west facing rear garden has a good-sized patio by the utility and garden room, mature borders adding colour and texture to the landscaping, a nicely maintained lawn and a garden shed.

## Services.

We understand mains services are installed with mains gas central heating.

## Directions.

Postcode – YO42 4DY

For a precise location, please use the What3words App [///summaries.travels](https://www.what3words.com/).  
noun



# BARMBY MOOR





## Location.

Barmby Moor is conveniently located for quick and easy access into the popular and well-served market town of Pocklington. Barmby Moor is a thriving village with a popular Church of England primary school, pub, play park, post office and Church. A pavement from the village leads into Pocklington making it an accessible route for walking and cycling into the town.

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. 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 a cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities. 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.

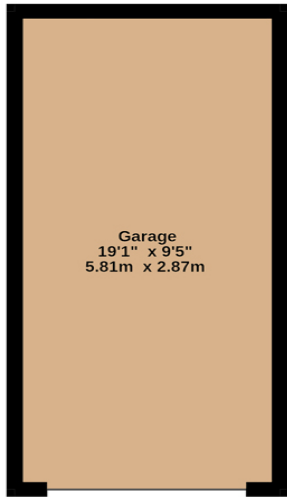
Barmby Moor



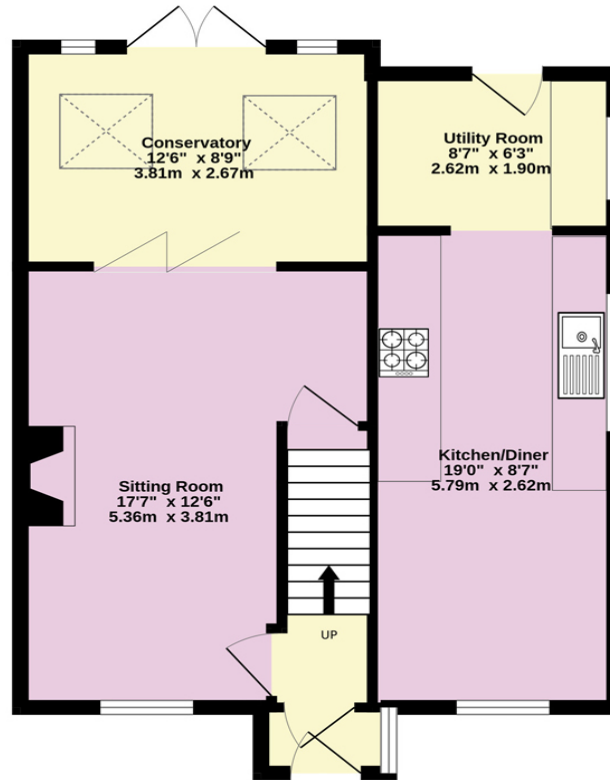
Barmby Moor, towards Pocklington



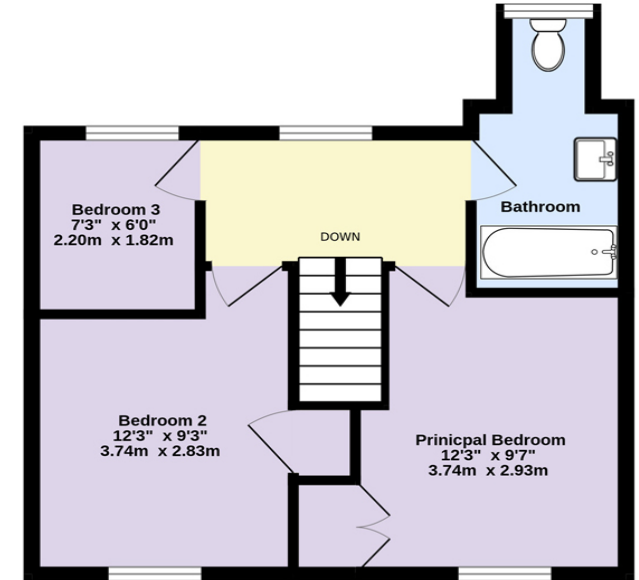
GARAGE  
179 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO42 2AB

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 May 2024 Photographs and videos dated May 2024.

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