



OVEREND AVENUE, POCKLINGTON YO42

£210,000

NORTH
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A beautifully presented, welcoming home, with a 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 620sqft and is perfectly enhanced for modern 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 home has beautiful reception space which enhances this attractive property. Benefitting from being naturally light throughout; the accommodation offers perfect space for entertaining. It is in an ideal position, within walking distance of the town centre with its superb selection of independent retailers.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band B	EPC Rating Band B
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Property Description.

The good-sized and attractive entrance hall leads into the spacious and impressive sitting room to the rear with south-west views onto the garden. The sitting room provides a blend of generous space and a warm feel, there are double glass doors which lead into the garden and views onto the garden can be enjoyed. With plenty of space for dining, this is a highly sociable space.

The stunning kitchen provides a modern range of neutral coloured, tasteful wall and base units incorporating an integrated oven, and a gas hob. The remaining ground floor accommodation includes a WC with modern white fittings and there is an understairs cupboard with plenty of storage capacity. The first floor has two double bedrooms. The principal bedroom has a full wall length of integrated wardrobes. The bathroom has tasteful, modern white fittings with a mains shower above the bath and contrasting textured tiles in grey.

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

Outside.

There are two car parking spaces directly at the front of the house. The rear garden can be accessed from a side pathway, where the garden is then entered through a gate. It is fully enclosed to the rear, there is a patio, tap and it's ideally positioned to be south-west facing. This provides a beautiful outdoor space to enjoy and to entertain in.

Directions.

Postcode – YO42 2FS

For a precise location, please use the What3words App [///schooling.swordfish.abandons](https://www.what3words.com/)



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 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 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 easily reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

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.

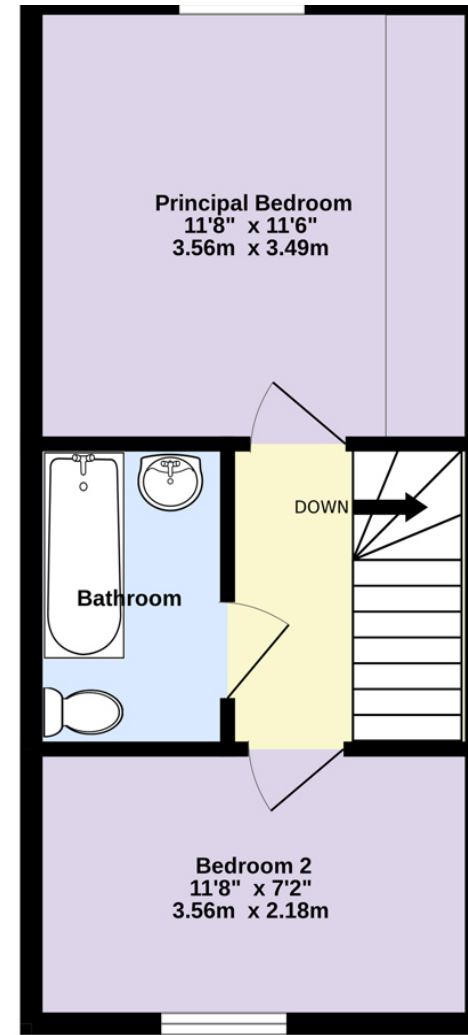
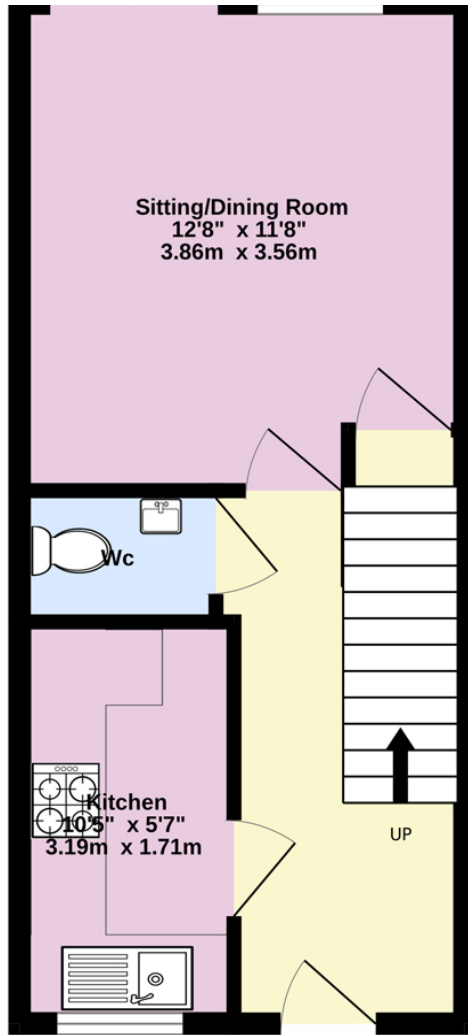
Services.

Mains services are installed. Gas fired central heating. There is a management fee of about £231.27 per annum (2024) which is a contribution towards the upkeep and care of the estate common parts.









TOTAL FLOOR AREA: 620 sq.ft. (57.6 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, fixtures and appliances shown have not been tested and no warranties are given.



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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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 June 2024. Photographs dated June 2024.

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