



NORRIS AVENUE, BARMBY MOOR, YORK YO42 £340,000

NORTH
RESIDENTIAL

An outstanding, stylish home, offering a rare opportunity to live within a prime village with impressive reception space and a stunning landscaped garden.

This is a beautiful, welcoming, and stylish home which is presented in excellent condition and has been meticulously cared for. The property has fantastic accommodation of about 1543sqft in total and is perfectly enhanced for modern living, being situated within a charming and historic village on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities the nearby popular town of Pocklington has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning home benefits 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 village centre and the open countryside is nearby. The house benefits from beautiful reception space and three bedrooms.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band D

EPC Rating
Band C













Property Description.

The generous entrance hall offers a welcoming feel to the house, it has a good-sized area by the stairs for keeping coats and shoes. Off the hall is a WC with modern white fittings and a heated towel rail, a utility with a sink, plumbing for a washing machine and dryer, and a range of wall and base units. The garage has been split into two spaces. One half is accessed from a door in the hall leading into a generous pantry style store and the other half, accessed by the recently installed, electric external garage door providing fantastic storage / workshop space.

Beyond the hall is the impressive kitchen with dining area and family room. This has attractive proportions and offers family friendly and sociable space. It has been fitted with tasteful and high-quality shaker style wall and base units, complemented by a wooden worksurface. There is an integrated dishwasher, 5-ring gas range, larder style fridge and double glass doors leading onto the patio and garden beyond. There is a woodburning stove making this a particularly welcoming space, for entertaining and relaxing where the views onto the stunning garden can be enjoyed. The ground floor reception space has been designed to allow full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life.

The sitting room is positioned on the first floor and provides a stunning statement at the heart of this property. There is the benefit of elevated views of the rear garden to enjoy from the two windows which allow lovely natural light to flow in. The timber floor and attractive fire surround with a gas fire add to the atmosphere.







There are two double bedrooms on the first floor which share the family bathroom, this benefits from modern white fittings, and a shower above the bath. In addition, there is a storage cupboard.

The impressive principal bedroom is located on the second floor, which offers excellent space and wonderful views. Integrated wardrobes line a full wall length and there is a further walk-in cupboard. The en-suite shower room has classically designed fittings, providing a beautiful blend of a modern and tasteful style with beautiful tiling, a heated towel rail, a rainfall shower, and storage below the wash hand basin.

The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout.

Outside.

There is a block brock drive for parking to the front. The rear garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. The garden is fully enclosed. The patio by the kitchen and dining / family room is perfect for entertaining being adjacent to the double doors.

There is a rich variety of mature borders and lawn providing texture and colour throughout the year. A shed is located to the rear, there is a tap, new fencing installed and a second patio seating area to the rear of the garden where the quiet ambience can be enjoyed. Capturing the South, West and North aspect, the garden is a delightful part of the property. Convenient access from a side path leads from the front to the back of the house.





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 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. 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.

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.



Directions.

Postcode – YO42 4GA

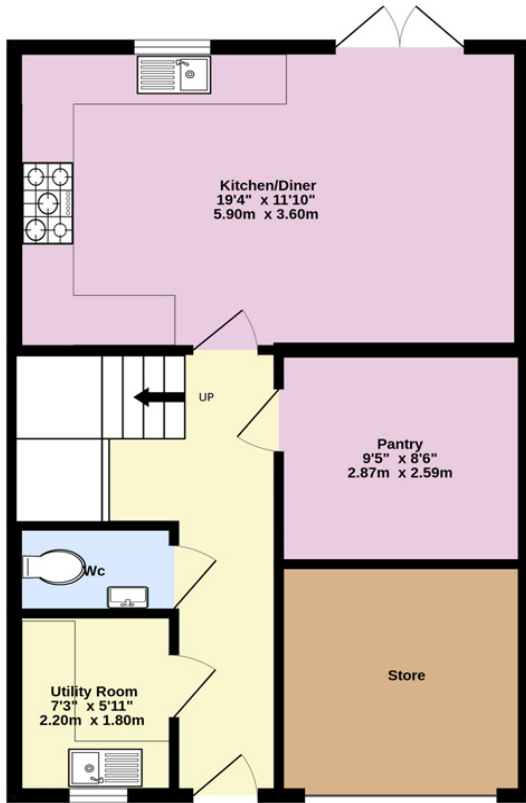
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Services.

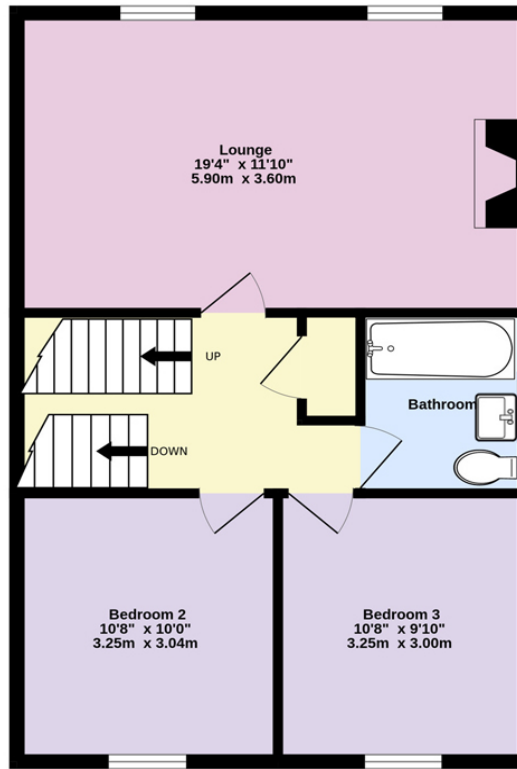
We understand mains services are installed with mains gas central heating.



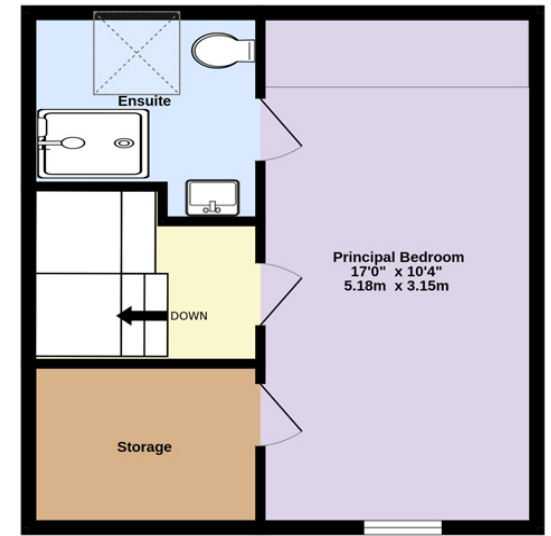
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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, 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 June 2024. Photographs and videos dated June 2024.

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