



HOPKIN WAY, POCKLINGTON YO42

£400,000

NORTH  
RESIDENTIAL

# An outstanding, stylish home, offering a superb opportunity to live on the edge of this sought-after development.

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 1554sqft in total including the garage and is perfectly enhanced for modern living, being situated within a charming and historic town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities Pocklington has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the town centre and the open countryside is nearby. The house benefits from beautiful reception space and four bedrooms.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band E	<b>EPC Rating</b> Band B
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# Property Description.

The generous entrance hall offers a welcoming feel to the house. Off the hall is a WC with modern white fittings. Beyond the hall is the impressive kitchen with dining area. This has attractive proportions and offers family friendly and sociable space. It has been fitted with tasteful and high-quality modern wall and base units, complemented by stunning soft green tiles in a classic chevron design. There is an integrated dishwasher, electric hob and oven, fridge freezer and double glass doors leading onto the patio and garden beyond. The dual aspect offers a 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 beautiful garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life.

The sitting room also has an attractive dual aspect and a bay window, which provides a stunning statement at the heart of this property. There is the benefit of views towards open green space and woodland. The utility room off the kitchen has a door leading into the garden, there is plumbing for a washing machine, a range of wall and base units, and an understairs cupboard.

The first-floor landing has two windows allowing light to fill this space, it also benefits from a generous corner cupboard. The impressive principal bedroom offers excellent space, there is a dressing room area filled with integrated wardrobes and the en-suite shower room has modern designed fittings and a heated towel rail. Bedroom two is also located on the first floor, this is a good-sized double bedroom, and the family bathroom has modern fittings and a heated towel rail.

The second floor offers two further double bedrooms, one benefits from a full wall length of integrated wardrobes. There is a shower room with tasteful white fittings and a heated towel rail. The generous second floor landing has a cupboard and space which could be a small study area. This floor has an impressive ceiling height and open views towards Pocklington and the green space of Chapel Hill.











The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout. This attractive home has many fantastic qualities and with its neutral and welcoming decor throughout, 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 driveway plus a single garage. The rear garden is fully enclosed, the patio by the kitchen and dining area is perfect for entertaining, being adjacent to the double doors and it stretches the full width of the house. The rear garden is partly defined by an attractive wall, there is a lawn and borders with shrubs. The side area by the utility door offers a perfect storage area.

## Services.

Mains services are installed. Gas fired central heating. There is a maintenance charge of about £165 per annum (2023) as a contribution towards the developments communal landscaping.

## Directions.

Postcode – YO42 1AN

For a precise location, please use the What3words App///outbound.frowns.fruits





## Location.

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 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.

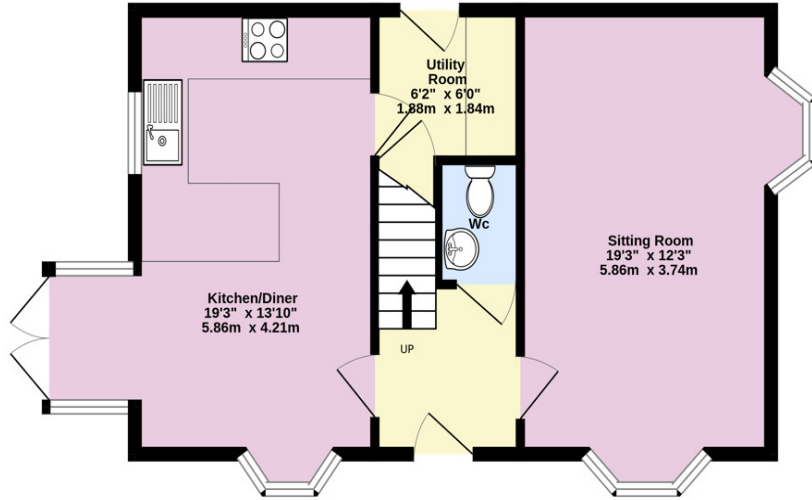
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

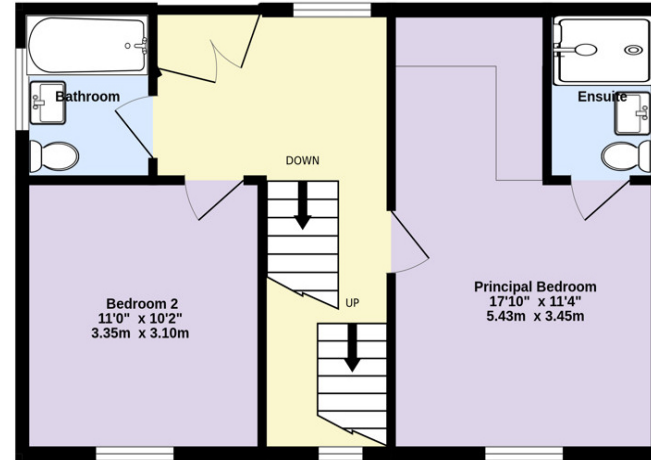
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous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



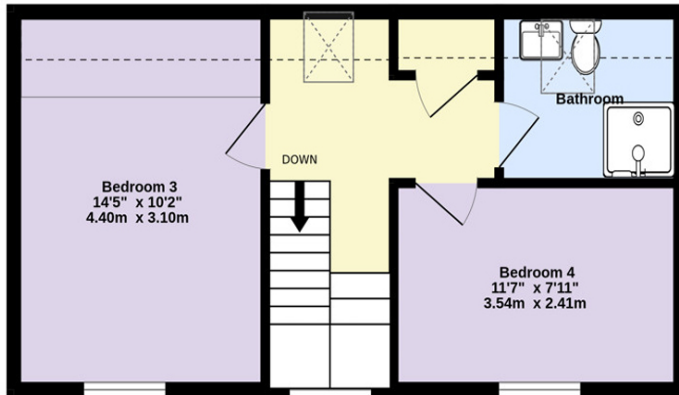
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



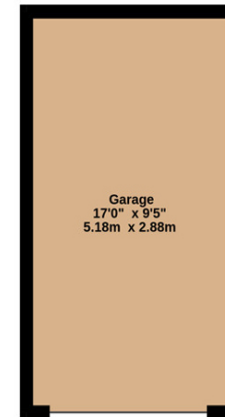
1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.3 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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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 July 2024. Photographs and videos dated July 2024.

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