



GRAINGER DRIVE, POCKLINGTON YO42

£495,000

NORTH
RESIDENTIAL



An outstanding, stylish and pristine home, offering a superb opportunity to live on the edge of this sought-after market town.

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 2049sqft 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 light 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, five double bedrooms, two en-suite shower rooms and a family bathroom.



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

CTD classic white gloss ceramic floor tiles with a fine marble effect running throughout are within the hall, kitchen, dining, and family room area. The generous entrance hall offers a welcoming feel to the house. Off the hall is a WC with modern white fittings and storage below the wash hand basin. Beyond the hall is the impressive kitchen with open plan space used as a dining and family room area which offers tremendous entertaining scope. 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 a quartz worksurface. There is an integrated dishwasher, induction hob and two ovens, fridge freezer and two sets of double glass doors leading onto the patio and garden beyond. This is a welcoming space, which is perfect for relaxing and the views onto the 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 aspect, which provides a stunning statement at the heart of this property. With generous space, the configuration allows for a variety of different furniture layouts. The utility room off the kitchen has a door leading into the garden, there is plumbing for a washing machine, and a range of wall and base units with a quartz worksurface. An integral door from the hall provides direct access into the double garage.

The first-floor landing has a window where light floods the first floor, it also benefits from a generous layout which allows a variety of furniture to be placed within it, making it a useable and attractive area. The impressive principal bedroom offers excellent space, there is an en-suite bathroom with a separate shower with modern designed fittings and a heated towel rail. Bedroom two is a good-sized double bedroom with integrated wardrobes and an en-suite shower room, and bedrooms three (with integrated wardrobes), four and five share the family bathroom which has tasteful modern fittings and a heated towel rail.

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







Outside.

There is an attractive block brick driveway to the front for two vehicles which leads into the double garage. There is a lovely area of lawn with a colourful border adding rich texture, which complements the house. The rear garden is fully enclosed, the patio by the kitchen and dining area is perfect for entertaining, being adjacent to the two sets of double doors and it stretches the full width of the house. There is a further patio in the north-east corner which captures the sun and the remaining garden is all laid to lawn. There is side access to the front.

Services.

Mains services are installed. Gas fired central heating. There is a maintenance charge of about £161.61 per annum as a contribution towards the development's communal areas.

Directions.

Postcode – YO42 2ST

For a precise location, please use the What3words App///keen.heaven.vouch









Location.

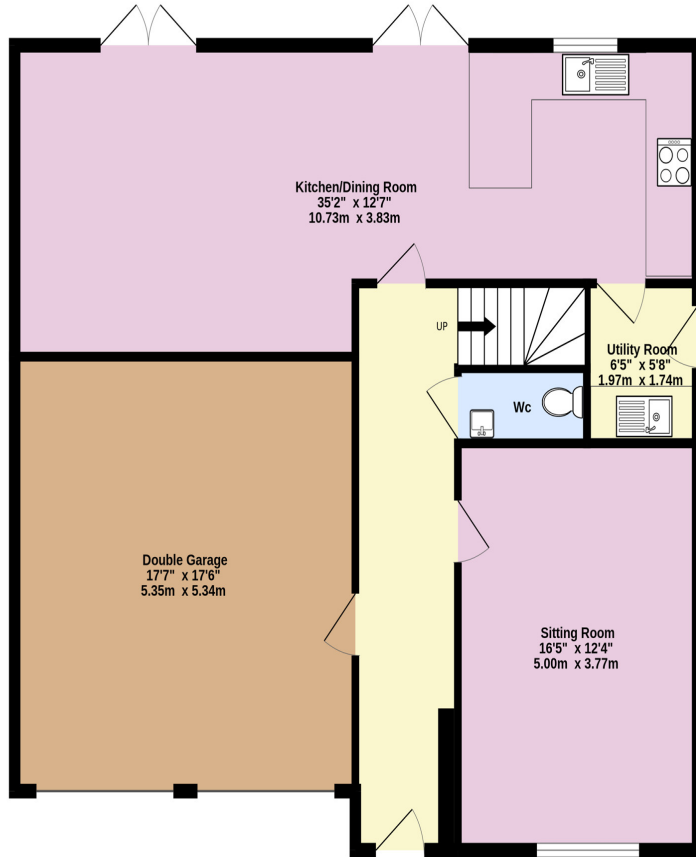
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary 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. 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.

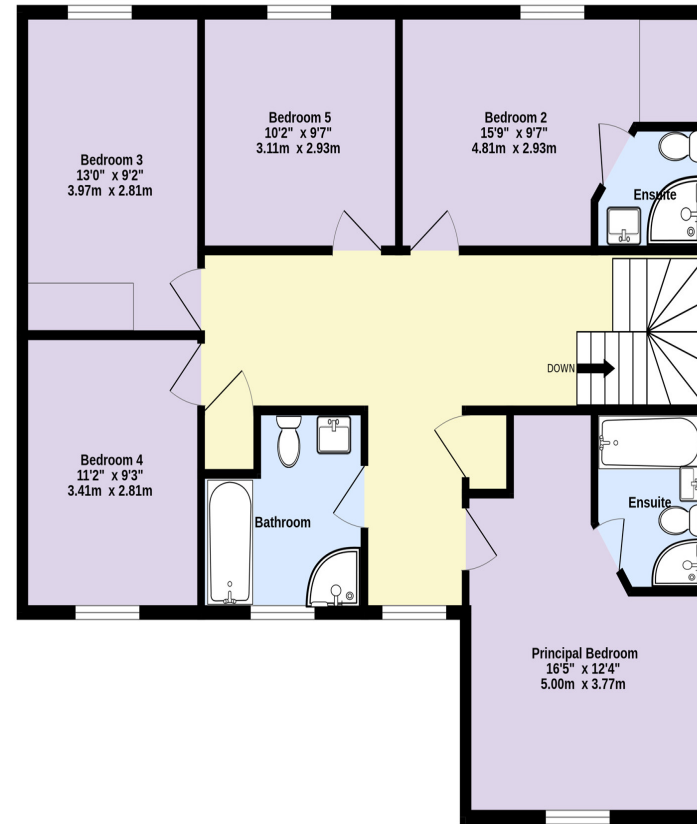
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous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



GROUND FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2049 sq.ft. (190.3 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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