



ROWNTREE AVENUE, POCKLINGTON YO42

£550,000

NORTH
RESIDENTIAL

An outstanding and contemporary family home, with high-quality fixtures throughout, featuring beautiful reception space with a relaxing, ambient atmosphere, a generously landscaped garden, located on this prime development.

This is a beautiful and welcoming home with stunning family accommodation. The property is about 2309sqft in total. It is perfectly enhanced for modern family living, being situated within a charming town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities of Pocklington and York. Un-interrupted views of the Yorkshire Wolds can be enjoyed from the rear of the first floor.

This stunning family 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 beautiful un-spoilt countryside. The house benefits from impressive reception space and five bedrooms. This beautiful house is enhanced with multiple upgrades including deeps skirtings throughout, equipping it for modern day living and making it perfect for family life. Time, care, and attention to detail has been invested throughout the house which has resulted in a rare opportunity to live in this immaculate and pristine property. With a layout that flows harmoniously throughout, it is a perfect home for a variety of family sizes.



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

The generous and naturally bright entrance hall makes an immediate statement and provides a warm welcome. With superb width, it flows nicely into all the reception rooms, through double doors, into the sitting room and dining room, which adds to the sociable aspect of this home. The hall, sitting room and dining room all have high-quality oak floors and both reception rooms have two windows, letting light flood in. The sitting room has a stunning electric feature fire with attractive surround and open views south can be enjoyed. The dining room is positioned on the opposite side of the hall, and this offers excellent space and scope for formal dining, the room could also be nicely used as a family room or second sitting room.

The hall leads to the kitchen, which incorporates an open plan dining area and family room space. This runs the full width of the house and offers enormous flexibility and potential with how it could be configured with furniture. It benefits from having a tiled floor and there are two sets of double full glass doors leading into the landscaped garden. The kitchen has a range of attractive grey gloss wall and base units with a granite worksurface which complements the modern design. Integrated appliances include a dishwasher, induction hob, oven, and grill. An additional wall of storage units in a shaker style was created which incorporates a full height fridge, full height freezer, two Neff ovens and storage space, in Ermine Cloud blue matt, which complements the grey gloss perfectly.

Beyond the kitchen and by the two sets of double doors leading into the garden is space for formal and family dining and a sitting room / family room area. This makes it an ideal sociable space for entertaining and family life and provides a welcoming atmosphere to the house. Views onto the garden be fully enjoyed from all parts of this room. This captures lovely natural light and offers wonderful flexibility for family life. The house has considerable strength with the size and volume of reception space for formal or relaxed entertaining.





Property Description.

A utility is off the kitchen, which has a sink, plumbing for a washing machine, integrated wine cooler, boiler and the integrated base units match the grey gloss in the kitchen and there is a grey wood worksurface. A door leads into the garden. The remaining ground floor accommodation includes an understairs storage cupboard and a WC with modern white fittings with nicely contrasting patterned grey wall tiles and grey tiled floor.

The first floor offers equally impressive space. There are five bedrooms, where the elevated and expansive views over the fields with direct views towards the stunning Wolds can be fully enjoyed from the rear. The principal bedroom has a walk-in dressing room which has full height integrated wardrobes and storage fitted, this offers hanging space, integrated drawers, and shelf space. There is an en-suite bathroom which has a separate shower cubicle benefitting from a rainfall and normal shower head, heated towel rail and period style floor tiles. Bedrooms two and three benefit from having en-suite shower room facilities via the shared Jack and Jill shower room, with modern white fittings and a heated towel rail. Bedrooms four and five share the family bathroom which has modern white fittings, a bath and a separate shower with attractive herringbone patterned tiles and there is a heated towel rail. The galleried landing has been designed to capture the feeling of space and volume felt throughout the house, with the capacity for placing furniture to make it flow into the bedrooms beautifully. There are two good-sized cupboards.

There is the benefit of double glazing throughout and an excellent EPC rating.

This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home.











Services.

Mains water, electricity and drainage are installed. Mains gas fired central heating. There is a management fee of £205 p.a. (2024) for the upkeep and maintenance of the development's common parts.

Directions.

Postcode – YO42 2SZ

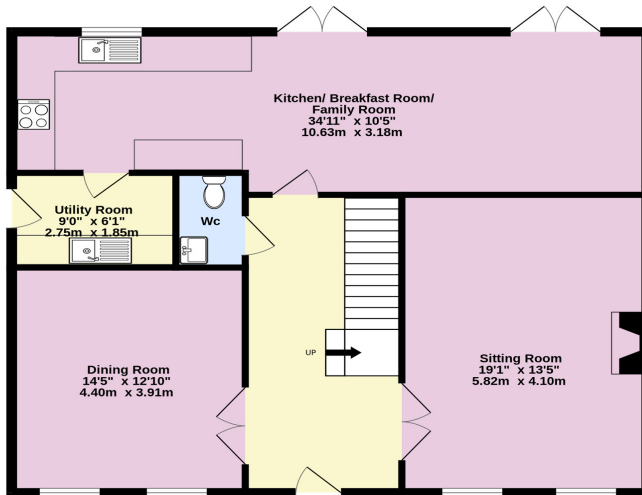
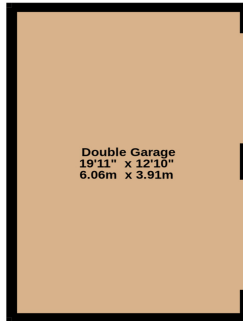
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Outside.

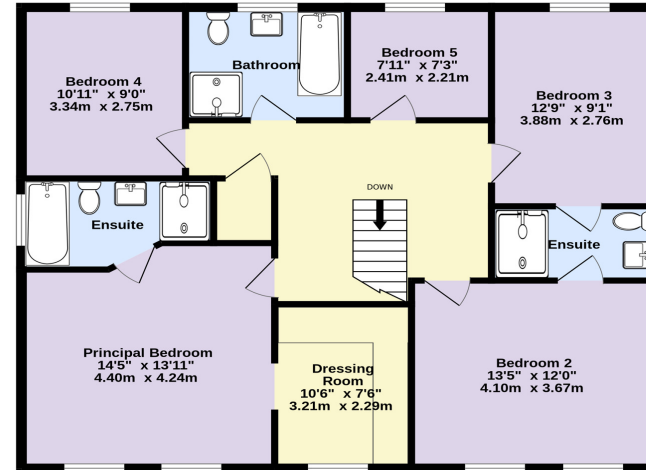
The house is accessed over a path to the front with lawn to each side. The rear garden is a delight to be in and provides a rich variety of colour and texture. A double garage is located beyond the rear garden. There is a patio perfectly located by the two sets of double doors, making this a key focal point for outside entertaining and relaxing. There is a lovely area of lawn, borders with shrubs and a path runs along the wall leading to garage. The spacious garden is beautifully presented and mirrors the quality and style of the internal accommodation.



GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 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 August 2024. Photographs and videos dated August 2024.

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