



NORRIS AVENUE, BARMBY MOOR, YORK YO42

£355,000

NORTH
RESIDENTIAL

An exquisite, contemporary home, with fine attention to detail. Featuring wonderful reception space with a relaxing, ambient atmosphere, the garden offers an oasis, within this sought-after village.

This is a beautiful and welcoming home which is presented in excellent condition and has been meticulously cared for and improved. The property has fantastic accommodation of about 1510sqft in total and is perfectly enhanced for modern family living, being situated within a charming and peaceful setting, highly convenient within the Vale of York. This is an accessible location, with easy access to the amenities of York and the market town of Pocklington.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning home has had multiple improvements to enrich this property. Benefitting from being naturally light throughout; the accommodation offers wonderful flexible space, and this strengthens the family living and entertaining capacity of the whole house. It is in an ideal position, within walking distance of beautiful country walks.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band D

EPC Rating
Band C





Property Description.

There is beautiful space for formal and family dining and entertaining and this flows into the beautiful garden. The layout has been designed to allow the full benefit of the views onto the private garden. The accommodation provides attractive proportions and there is the benefit of double glazing. The kitchen, dining area and utility room benefit from having Travertine marble tiled flooring.

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.

The entrance hall offers a welcoming and warm feel to the house. The kitchen with dining area and family room is located off the hall and this has a beautiful outlook onto the landscaped garden with glass doors letting light flood in. This impressive room has an inviting feel, where the entertaining scope can be fully maximised. The kitchen provides a stunning focal point to enhance the welcoming atmosphere. It benefits from having an integrated wine fridge, dishwasher, a seven burner dual fuel, gas range cooker with electric ovens, fridge freezer and a fantastic range of wall and base units in a soft neutral shaker style. 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.

Off the hall is a utility with a sink, plenty of integrated storage space, worksurface, integrated washing machine and drier, there is a separate WC with classical white fittings and there is a useful area by the stairs which is set up and used as a study. There is an integral single garage, accessed from the hall, this contains the boiler and provides further useful storage space.

The sitting room is located on the first floor where the elevated views onto the stunning landscaped garden and mature woodland on Keldspring lane can be enjoyed. The two windows make the room naturally bright, there is a gas fire with a beautiful fire surround, making it a focal point of the room. The sitting room, which provides a stunning statement at the heart of this property, has a lovely atmosphere.



Property Description.

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 with attractive tiling. 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 generous walk-in cupboard with integrated storage. The en-suite shower room has classically designed white fittings, providing a beautiful blend of a modern and tasteful style with beautiful tiling and a heated towel rail.

The house accommodation provides the ideal balance for entertaining and accommodating family life

Services.

Mains services are installed. Gas fired central heating. There is underfloor heating to the ground floor, the family bathroom and en-suite, and radiators to the remaining first and second floors. Ultra fast high speed broadband has been recently installed.

Location.

Postcode – YO42 4GA

For a precise location, please use the What3words App///salon.whisker.alerting







PHRENOLOGY
A.C. 1910-1918

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. Allerthorpe Golf and Country Park, a 9-hole golf course, driving range, with bar and restaurant. A few minutes away from here is the Allerthorpe Lakeland Park, set in 53 acres this is a watersport and lakeland park, with lakeside and woodland walks, café, and children's play area.

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 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.

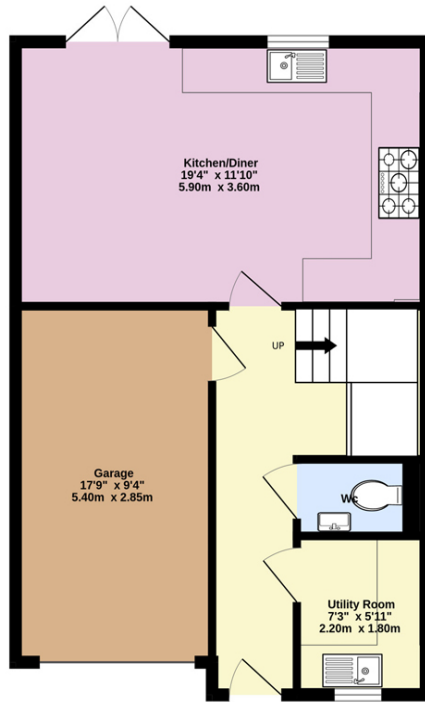


Outside.

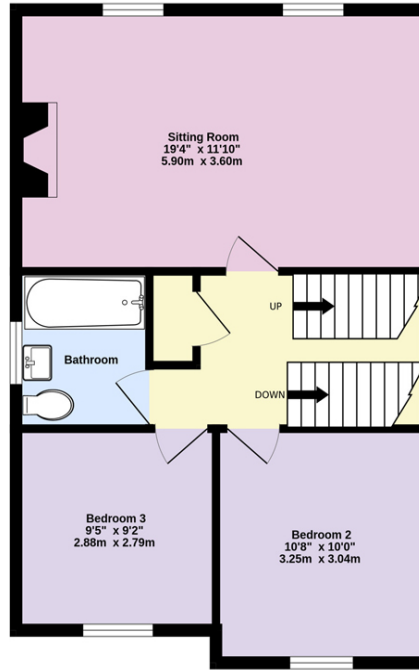
There is ample off-street parking for multiple vehicles on the block brick drive to the front, together with an area of lawn with shrubs. This parking is particularly generous with it being the first house in the development. The fully enclosed rear garden offers a high degree of privacy which captures the South, West and North aspect. There are mature shrubs, a patio by the dining area doors, a pergola providing a perfect seating area on a further patio which is partially enclosed, lawn, an attractive arch with a path, leading from the patio to the pergola. The attention to detail within the house mirrors the investment into the garden which has a stunning mixture of colour and texture throughout the seasons. The garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. There is a generous area to the side of the house which has a shed and provides excellent scope for further garden buildings.



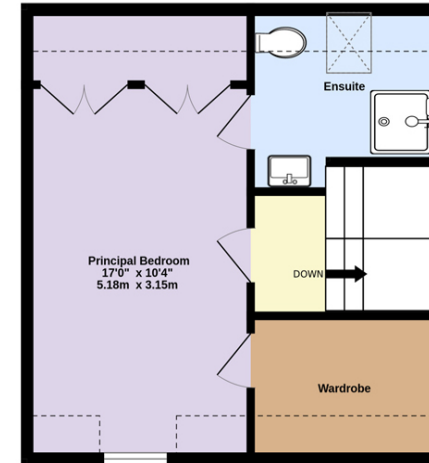
GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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, YORK YO41 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 August 2024. Photographs and videos dated August 2024.

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