



BROADMANOR, POCKLINGTON YO42

£512,500

NORTH
RESIDENTIAL

An outstanding family home, offering a rare opportunity to live within a sought-after area with impressive reception space, a stunning south facing landscaped garden and exceptional 'B' EPC rating.

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 1971sqft in total and is perfectly enhanced for modern family living, being situated within a charming and historic market town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities this popular town has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements to enhance this property. Benefitting 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 with its superb selection of independent retailers. The house benefits from beautiful reception space and four generous bedrooms.



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

The attractive entrance hall offers a welcoming feel to the house, it has an impressive tiled floor which runs through the hall and into the downstairs cloakroom. The adjacent room has views onto the private front garden, this delightful room has an inviting feel, there is a modern designed multi-fuel stove surrounded by a classically stylish fireplace, the room offers plenty of space for entertaining.

The entrance hall leads separately into the family room. This has attractive proportions, and provides family friendly and sociable space with double doors leading into the garden. The adjacent open plan kitchen with a dinner, or additional relaxing, area, has a triple aspect, it offers a stunning statement at the heart of this property. It has been fitted with tasteful, high quality, wall and base units, and solid oak, soft closing doors/drawers, complemented by a granite worksurface. Double doors from the dining room area provide direct access into the garden, together with allowing the room to flood with natural light. A central island, also with a granite worksurface incorporates a wine cooler, and a pull-up socket fitment. There is an almost new integrated Neff dishwasher, a 5-ring Neff gas hob, Neff combination microwave/conventional oven and a Neff full oven and warming/proving drawer. There is a full-height fridge, two integrated spice racks and an understairs cupboard. The kitchen provides an excellent range of storage space with high quality and tasteful fixtures.

The integral double garage houses a 4 year old boiler, the solar panel inverter, a solar buddy and plumbing and electrics for 2 x washing machines and 2 x tumble dryers.. A WC is located off the hall which has modern white fittings, a tiled floor and part tiled wall which matches the hall floor and there is storage below the wash hand basin.

The family room, dining room area and kitchen have 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.





Property Description.

The generously sized, galleried landing has a hot water tank cupboard. The principal bedroom offers tremendous space, there is a full wall length of integrated wardrobes with good depth. The en-suite shower room has modern, high-quality fittings with a walk-in digital shower, it is fully tiled, and there is a heated towel rail and storage under the wash hand basin and sweeping around the room. Bedrooms two, three and four are all impressive double rooms, all benefit from substantial integrated wardrobes and bedroom four has attractive solid oak flooring.

The family bathroom with its modern, white fittings, has a bath and a separate shower, with fully tiled walls. There is a heated towel rail 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 replacement triple glazing to the front of the house and double glazing to the rear. All external doors have also been replaced. The internal doors were replaced and upgraded to high-quality and tasteful solid oak. The quality of finish and attention to detail here is not seen in many houses.

All window dressings are included in the sale, a large proportion which have been fitted in the last 6-12 months.

There are 4KW of solar panels to the rear of the roof, the feed in tariff is with EON. This would be full owner transferred as part of the sale and is in place for a further 20 years, with an average annual income of £800-£1000 p.a.





Services.

Mains services are installed, Gas Fired Central Heating, Energy Efficient Hive Smart Controls and Door Camera and Solar Panels are installed.

There is external lighting (PAR - Front / Switched - Rear) to the property and there is an external water tap and 240V AC (separate fuse) into the rear garden.

Directions.

Postcode – YO42 2GB

For a precise location, please use the What3words App///poem.urgent.roosters

Outside.

There is a private and landscaped garden to the front with lawn, there is ample off-street parking on the block brick driveway. A mature hedge provides structure and privacy.

The south facing rear garden provides 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 doors from each room. There is a rich variety of mature borders providing texture and colour throughout the year. A hot tub and shed are located to the rear and are included in the sale. A decked seating area is positioned in the far southern corner allowing enjoyment of the quiet ambience and privacy.







Location.

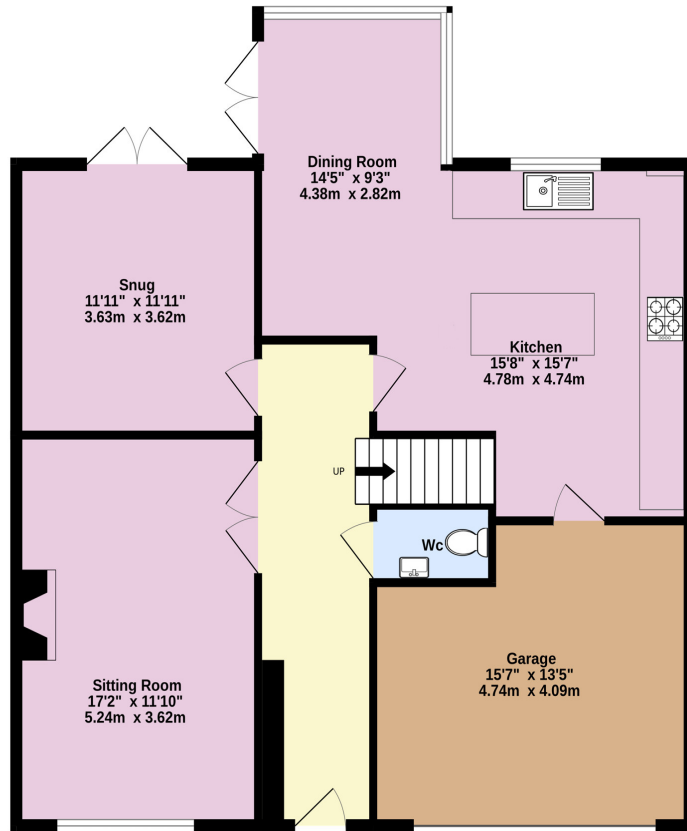
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary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

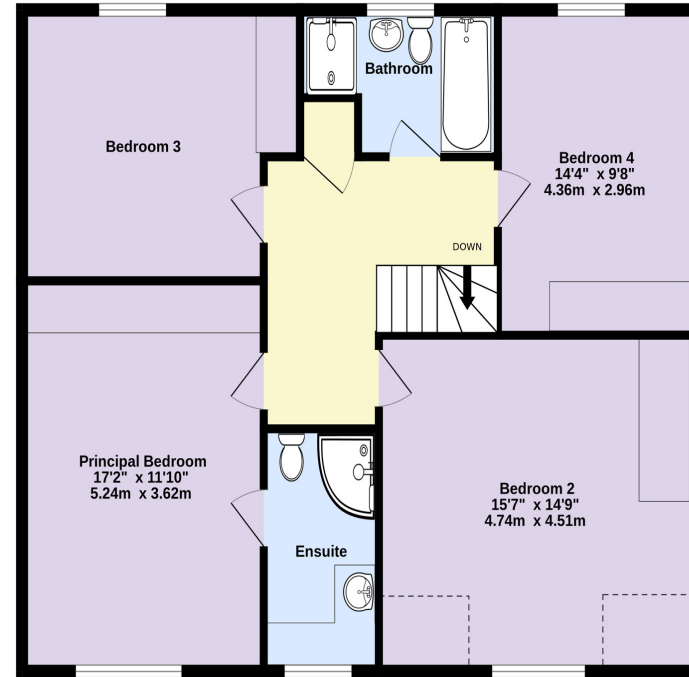
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous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



GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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 daNovember 2024. Photographs and videos dated November 2024.

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