



STONE STREET, POCKLINGTON, YORK YO42

£415,000

NORTH
RESIDENTIAL

An outstanding family home, with tasteful fixtures throughout, beautiful reception space, a generous south-east facing garden, located within this popular market town.

This is a beautiful and welcoming home with stunning family accommodation. The property is about 1548sqft in total. It is perfectly enhanced for modern family living, being situated within a charming town. This is an accessible location, with easy access to the amenities of York.

This stunning family home benefits from being naturally lit throughout; the accommodation offers wonderful space for entertaining and family living. It is in an ideal position, within walking distance of the beautiful market town amenities. The house benefits from a welcoming reception space and four double bedrooms. This beautiful house is enhanced perfectly, equipping it for modern day living and making it ideal for family life. An appealing aspect of this location is the position on a no through road and no other houses directly opposite to the front.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band E

EPC Rating
Band B







Let the party beGIN



Property Description.

The generous entrance hall makes an immediate statement and provides a warm welcome. With superb width, it flows through into the sitting room and dining kitchen, which adds to the sociable aspect of this home. Off the hall is a WC with modern white fittings. The sitting room has a warm, and calming atmosphere, and the dining area and family area to the rear offers excellent space and scope for relaxed and formal dining and further family living 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 double-full glass doors leading into the garden. The kitchen has a range of attractive neutral-coloured units which complement the modern design of the house. Integrated appliances include a dishwasher, gas hob, oven, grill, fridge, and freezer.

Views onto the garden can be fully enjoyed from all parts of this room and the front aspect benefits from views onto open space which offers a high degree of privacy. This captures lovely natural light. The house has considerable strength with the size and volume of space. A good-sized cupboard is located by the stairs and there is the benefit of a ground floor WC with modern white fittings.

The first floor offers equally impressive space. There are four double bedrooms, reached off the galleried landing. The principal bedroom has an en-suite shower room. Bedrooms two, three and four share the family bathroom which has modern white fittings, a bath with a rainfall shower above. The galleried landing has been designed to capture the feeling of space and volume felt throughout the house.

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.



Outside.

There is a single garage with an up and over door, together with the convenience of a pedestrian door providing access from the rear garden. There is a good-sized double width drive for two cars to the front with views onto open space. The rear garden is more generous than similar houses and it is fully enclosed, there is gated access to the side, a patio runs the full width of the house. It offers a blank canvas to create and enhance further with landscaping. There is a timber built detached garden room / home study which is fully fitted out to be a comfortable and useable space for working from home, a garden room, gym, or games room. This benefits from being fully insulated and it has a water and electricity supply.

Services.

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

Location.

Postcode – YO42 2FY

For a precise location, please use the What3words App///split.processes.marathon





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.

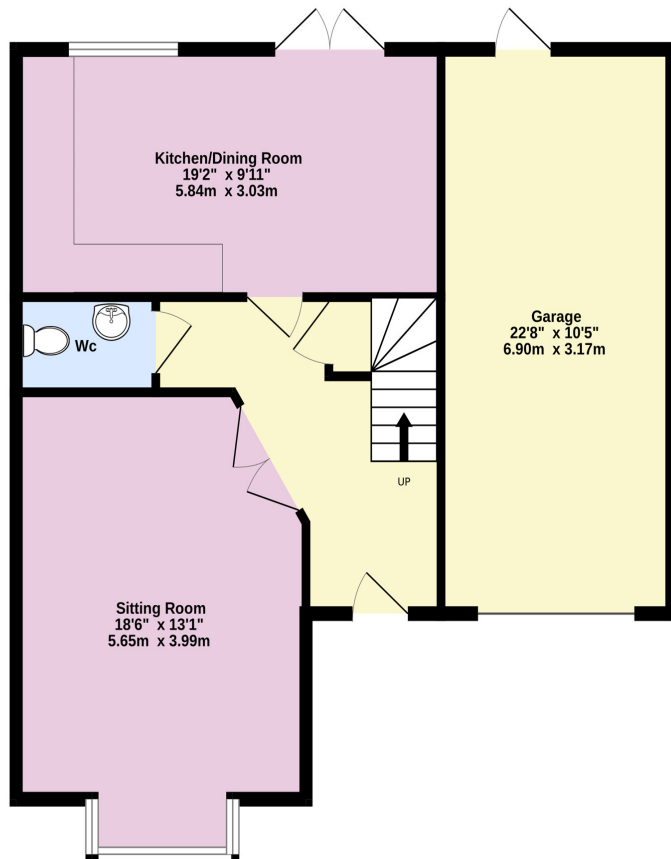
Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the 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.

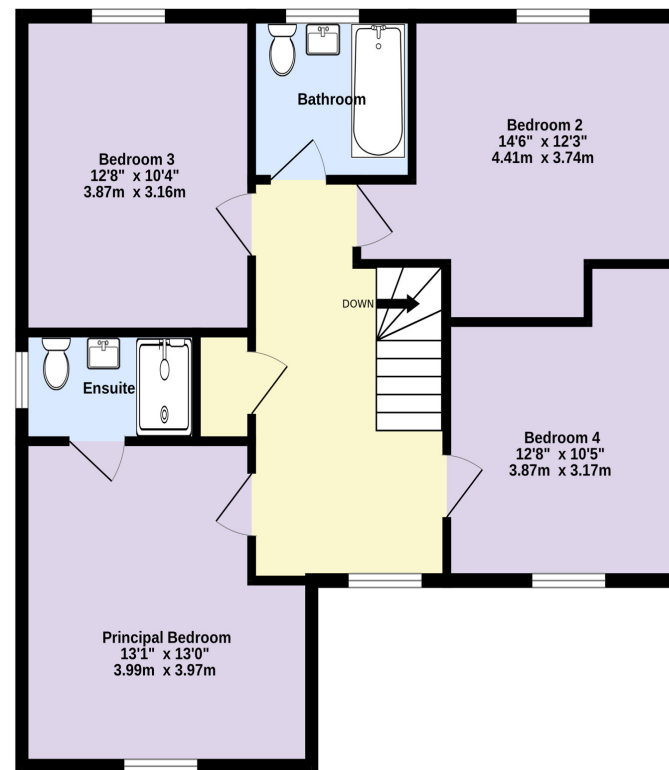
The historic city of York, Hull, and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway 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
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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 October 2024. Photographs and videos dated October 2024.

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