



DENISON ROAD, POCKLINGTON YO42

£200,000

NORTH
RESIDENTIAL

A beautifully presented and welcoming home, offering perfect space, with a stunning west facing landscaped garden with un-interrupted views over countryside.

This is a wonderful property with contemporary design inside, enhanced for modern living and situated within a superb position with the open space of Chapel Hill and countryside walks on the doorstep. This is an accessible location within Pocklington, a charming market town, with a variety of independent retailers. York is highly accessible, which has an excellent range of high-quality shopping and amenities.

This desirable property has outstanding accommodation and is in an ideal position, being located within walking distance of both town amenities, the KP golf course and countryside walks. The house benefits from beautiful reception space and two generously sized double bedrooms. With natural light throughout, the accommodation offers tremendous space for entertaining and family living.



Tenure
Freehold

Local Authority
East Riding

Council Tax Band
Band A

EPC Rating
Band D







Property Description.

The entrance hall provides a perfect welcome to the house. The generously sized and warm sitting room is ideal for entertaining and offers ample, flexible space for a variety of layouts and furniture. With an attractive dual aspect and double doors leading directly into the garden, this is an impressive reception space for family living and entertaining. There are private views onto the front garden and the rear garden, where the outlook over fields and countryside can be enjoyed. The sitting room has been further enhanced with an attractive multi-fuel stove with a mantle above.

The adjacent kitchen with dining area further enhances the attractiveness of the house. With views onto the stunning front and west facing rear garden, the dual aspect kitchen has an excellent range of modern but classically designed shaker style wall and base units in a soft, neutral tone. There is the benefit of a pantry and boiler cupboard, and the oven and gas hob are integrated. A door from the kitchen also offers access into the garden and there are views from the kitchen towards the open fields beyond.

The generous space within the kitchen provides ample flexibility for a dining room table, sofa or both. This makes a striking feature of the room and further strengthens the entertaining potential.

There are two spacious double bedrooms on the first floor. The dual aspect, principal bedroom is a good-sized double room which has a nice open aspect with views onto the rear garden and the open space of the countryside. There is a good-sized walk-in cupboard. Bedroom two is also a generous double bedroom, which benefits from a loft hatch. A pull-down ladder gives access to a spacious and boarded loft, which, subject to necessary planning and consents, may offer potential to convert into a further spacious room.

The modernised, family shower room has had new tasteful fittings installed which complements the rest of the house. There are modern, white fittings, a substantial walk-in shower with a rainfall shower head, a heated towel rail and plenty of integrated storage. There is double glazing throughout.







This attractive home has many fantastic qualities, thoughtful design features adding lovely character and with its neutral and welcoming decor throughout, 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.

The front garden is enclosed and there is lawn, mature borders, trees and attractive planting creating a cottage style garden. The west facing rear garden is a tranquil haven, it is fully closed with a lovely patio, lawn, shed and magnificent, un-interrupted views across countryside and towards woodland.

Offering a high degree of privacy and with the open, green space of Chapel Hill, the KP club and woodland walks close by, this blends town life with country living perfectly

Services.

Mains services are installed. Gas fired central heating.

Directions.

Postcode – YO42 2LF

For a precise location, please use the What3words App [///soak.grounded.grandest](https://www.what3words.com/)



Location.

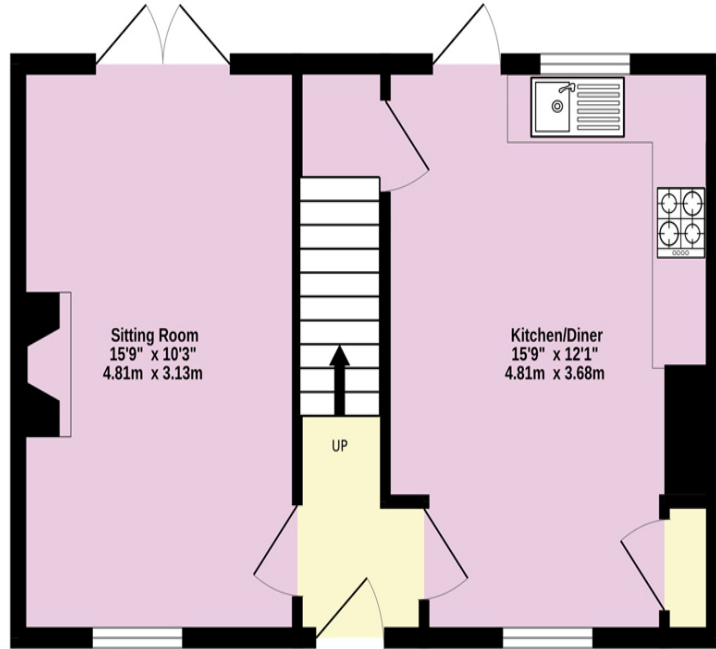
Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary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

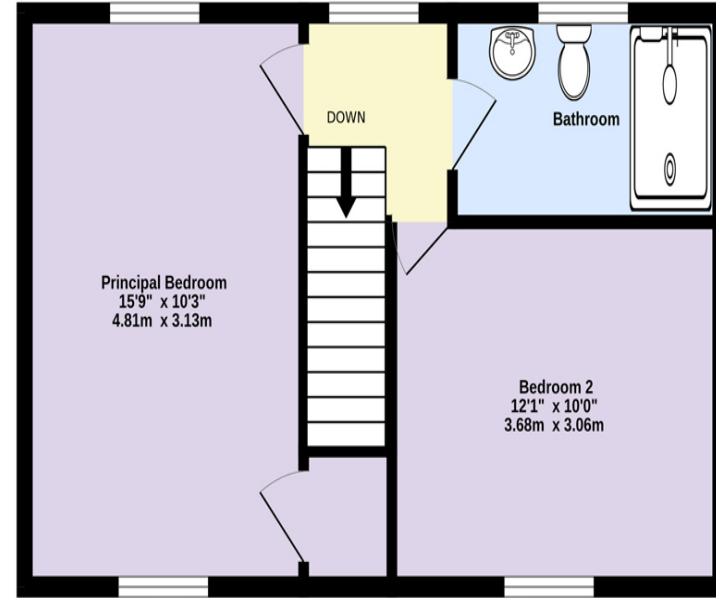
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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