



MARGARET TERRACE, POCKLINGTON YO42

£290,000

NORTH
RESIDENTIAL

A beautiful town house within this sought-after development, with generous space, perfectly located for quick access to amenities. A perfect home for town life.

This is an elegant, impressive, and stylish home which is presented in excellent condition, forming part of a classic, and stylish development in the heart of this market town. The property has about 1147sqft in total and is perfectly enhanced for modern living, being situated within a charming and historic market town on the edge of the Yorkshire Wolds. An accessible location, with easy access to the amenities this town has to offer.

This end of terrace house offers more spacious internal accommodation and more garden space than the mid-terrace equivalent. The developer, Ramsbrook Ltd. is a local developer with a high reputation for constructing well-designed homes, with a bespoke feel, incorporating high-quality fittings.



3



3



1



1 allocated space plus visitor spaces

Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band C

EPC Rating
Band B





Property Description.

This desirable property has outstanding and contemporary accommodation with tasteful and high-quality fixtures which are in keeping with the style of this modern town house; the accommodation offers impressive, flexible space for entertaining and family living with a high specification throughout. 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 three generous bedrooms. Margaret Terrace has been developed with attractively coloured and textured brick, fine detail to the windows and front door frame. There is a light and spacious feel throughout. The advantage of being end of terrace means there is more natural light coming into the kitchen, sitting room and landing from the gable end windows.

The front door leads into the entrance hall, where the attractive and striking oak and glass staircase leads to the first floor. The stunning dual aspect kitchen offers a perfect space for entertaining and provides an excellent range of tasteful shaker style wall and base units in a soft, natural hue, incorporating a dishwasher, oven, grill and induction hob. The room has been carefully designed with ample space for a dining area. A wooden worksurface complements the classical design of the units. A door provides access into the south facing garden. The sitting room is positioned to the front which also benefits from having a dual aspect. The contemporary feel makes this a perfect space for entertaining. There is a ground floor WC with modern white fittings, an understairs cupboard and tasteful oak laminate flooring on the ground floor adds to the high-quality feel of the house.

Bedrooms two and three are located on the first floor, bedroom two benefits from an en-suite shower room with modern white fittings and bedroom 3 has access to the family bathroom, which has a shower above the bath and there is a heated towel rail. The principal bedroom is located on the second floor which provides exceptional space, including an en-suite bathroom with a heated towel rail. This bedroom captures the lovely, elevated views.

The reception space has been designed to capture lovely natural light and offers wonderful flexibility for family life and entertaining. The house provides the perfect balanced accommodation for town living. The house benefits from double glazing throughout and there are solar panels to the rear roof.





Outside.

The house is approached through the front door, where there is an area of front garden with iron railings. There is also access to the rear, through the pedestrian gate leading into the rear garden. The benefit of being end of terrace provides more garden space than the mid-terrace equivalent houses. The front and side outside area has a smart appearance, bounded by a brick wall and iron railings, there is paving and borders. The south facing rear garden is also fully enclosed, there is a patio, access from the rear garden to the front and a gate leading onto the car parking space.

Services.

Mains services are installed. Gas fired central heating. Solar panels.

Directions.

Postcode – YO42 2TF

For a precise location, please use the What3words App [///taped.asked.yell](https://www.what3words.com/)



Location.

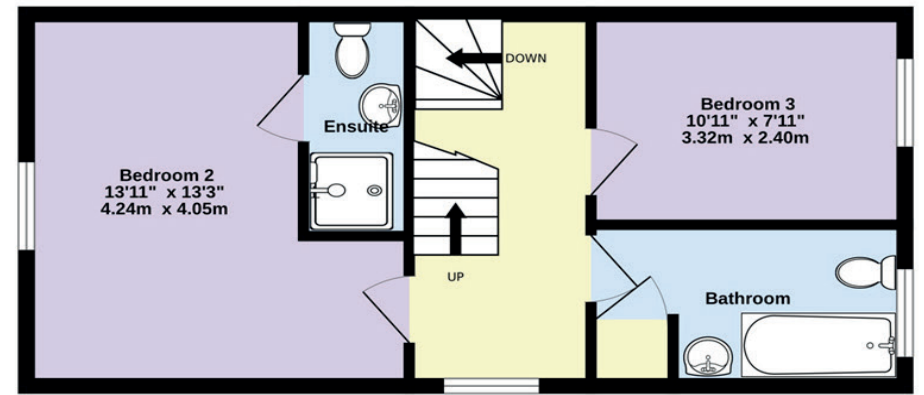
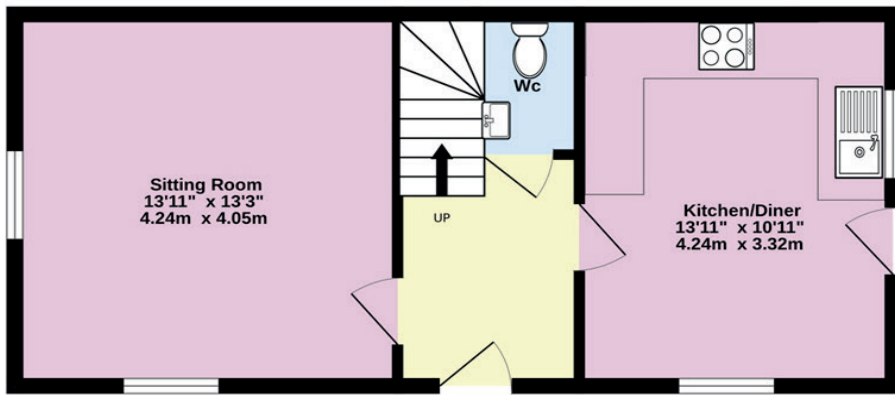
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary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

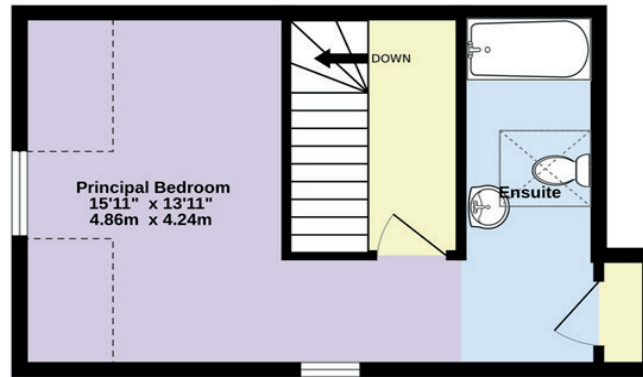
Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the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





2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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 December 2024. Photographs dated December-- 2024.

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