



YAPHAM MILL, YORK YO41 £240,000



A character cottage, with a courtyard garden, adjacent to open countryside and providing a perfect opportunity to live near Pocklington.

This is a beautiful and welcoming south-west facing home which is filled with character and offers a tremendous opportunity to live within a highly sought-after area. The property has fantastic accommodation of about 886sqft in total and is perfectly enhanced for modern living, being situated on the edge of open countryside. This is an accessible location, with easy access to the amenities the nearby popular town of Pocklington has to offer by car and on foot over a public footpath.

This desirable property has perfect accommodation, and it benefits from being naturally light throughout; the accommodation offers wonderful space for entertaining and family living. It is in a convenient position, for the amenities of Pocklington, Barmby Moor and Fangfoss. The house benefits from generous reception space and three bedrooms.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band B

EPC Rating
Band D









Property Description.

The reception space is especially appealing and offers an ideal place for family life and entertaining. The triple aspect sitting room with dining area which is open onto the kitchen feels naturally light and spacious. The country style kitchen has a range of two-tone shaker style wall and base units, solid wood worksurface, Belfast sink, plumbing for a washing machine, and a Rayburn from Country Warmth in Malton, installed in 2024. The breakfasting kitchen is open onto a further reception room, currently used as a generous family room and dining area. There is a pleasant dual aspect and an attractive period open fireplace and walk in cupboard. The working open fireplace adds character and a lovely focal point to the room.

The inner hall has a tiled floor in keeping with the age of the house and a new front door was installed in 2024. The separate sitting room which has exposed timber flooring, integrated bookshelves, and a space in the former fireplace with tiled hearth can be made a central feature. There are high ceilings adding to the feeling of volume on the ground floor.

The first floor has two good sized double bedrooms, one with a walk-in cupboard and a dual aspect, bedroom three is a single bedroom / study. All the bedrooms benefit from un-interrupted views into the distance towards open countryside.

The family bathroom has tasteful modern white fittings in a period style, with a tiled floor, shower above the bath and partially tiled walls.

A courtyard garden off the kitchen provides an ideal enclosed patio area for seating, together with a useful garden store. The house benefits from double glazing throughout.

The property has attractive proportions and offers wonderful flexible space, and this strengthens the living and entertaining capacity of the whole house.



Services.

Mains electricity and water. Drainage to septic tank. Oil fired central heating run from the Rayburn.

Directions.

Postcode – YO42 1PB

For a precise location, please use the What3words App *///argue.less.whirlwind*



Location.

Yapham Mill is conveniently located for quick and easy access into the popular and well-served market town of Pocklington. This hamlet is located just over one mile from Barmby Moor, a thriving village with a popular Church of England primary school, pub, play park, post office and Church. A pavement from the hamlet leads into Pocklington making it an accessible route for walking and cycling into the town.

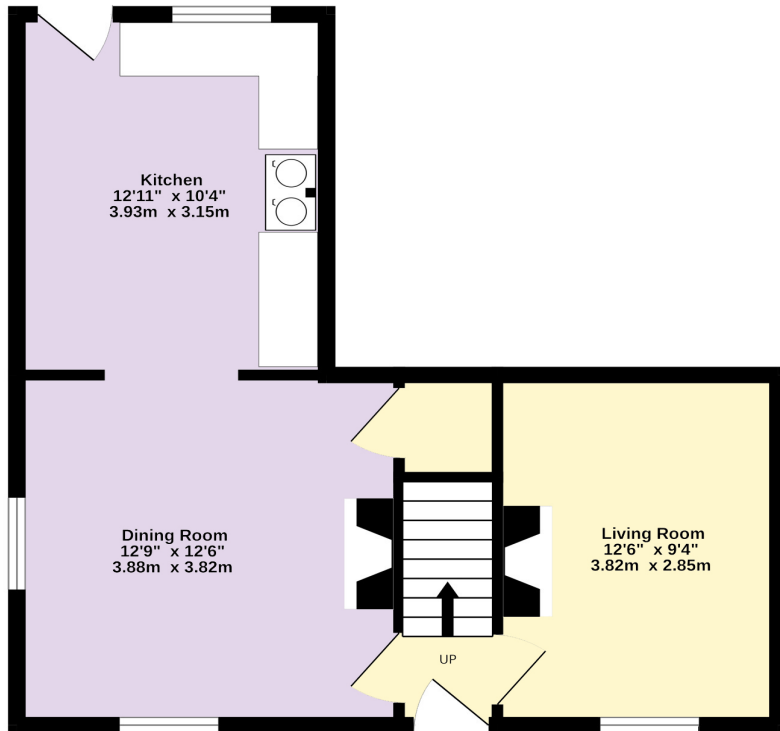
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary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

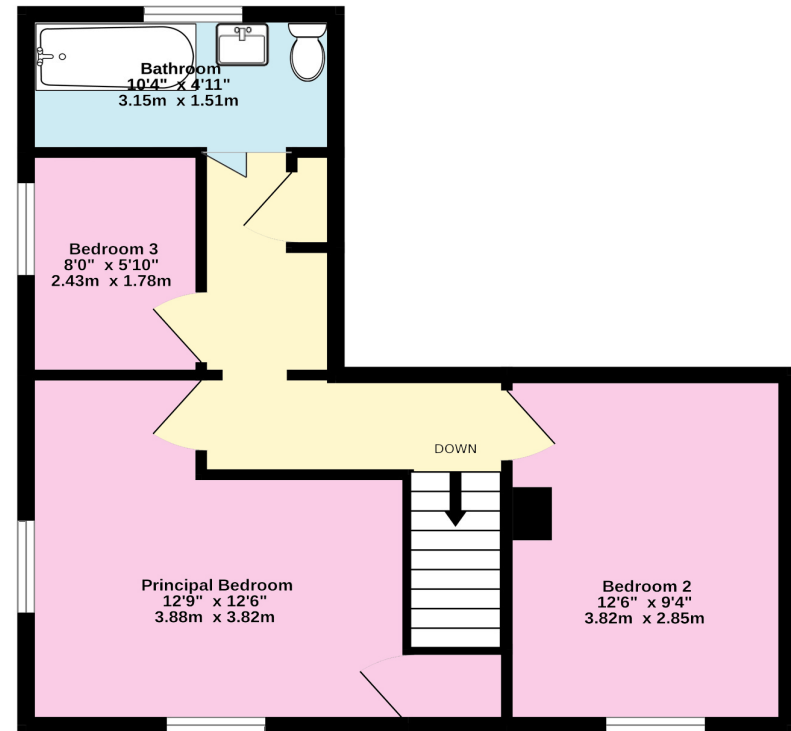
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous 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
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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, YO42 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 January 2025. Photographs and videos dated January 2025..

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