

Wilberforce Park  
Pocklington

## A collection of 2, 3, 4 & 5 bedroom homes in the ideally located village of Pocklington, East Yorkshire



The town – affectionately referred to as Pock – has a skyline dominated by a 15th century church tower, with the architecture a mixture of quaint old houses and modern buildings. Today, while the town retains many of its historical highlights, places of natural beauty and of course its association with the Wolds, it offers all the elements associated with a thriving town and busy community.

Now considered a commuter town for York (just 13 miles away), Hull and Leeds, Pocklington not

only boasts one of the area's finest independent co-ed fee paying schools in the area but offers an eclectic mix of recreational, social and arts interests. For a gentler pace, why not visit Burnby Hall Gardens – home to Europe's largest collection of hardy water lilies.

The wonderful Pocklington Canal Head has been named as one of the top 10 places to see watery wildlife in Britain, or there is the chance for a spot of fly-fishing at nearby Allerthorpe Lakeland Park - which comes complete with its

own watersports facilities and BMX Park.

Pocklington is a great place to meet people, whether during a shopping trip to the regular Tuesday market, or by joining one of the many sporting clubs, from golf and gliding to rugby and running. All this and much more makes Pocklington a wonderful location for Millers Retreat. Continuing to build on the Linden Homes' enviable reputation, the development will offer a lifestyle to suit the pace of our residents' busy working and family life.

### Wilberforce Park

West Green, Pocklington, East Yorkshire YO42 2BS

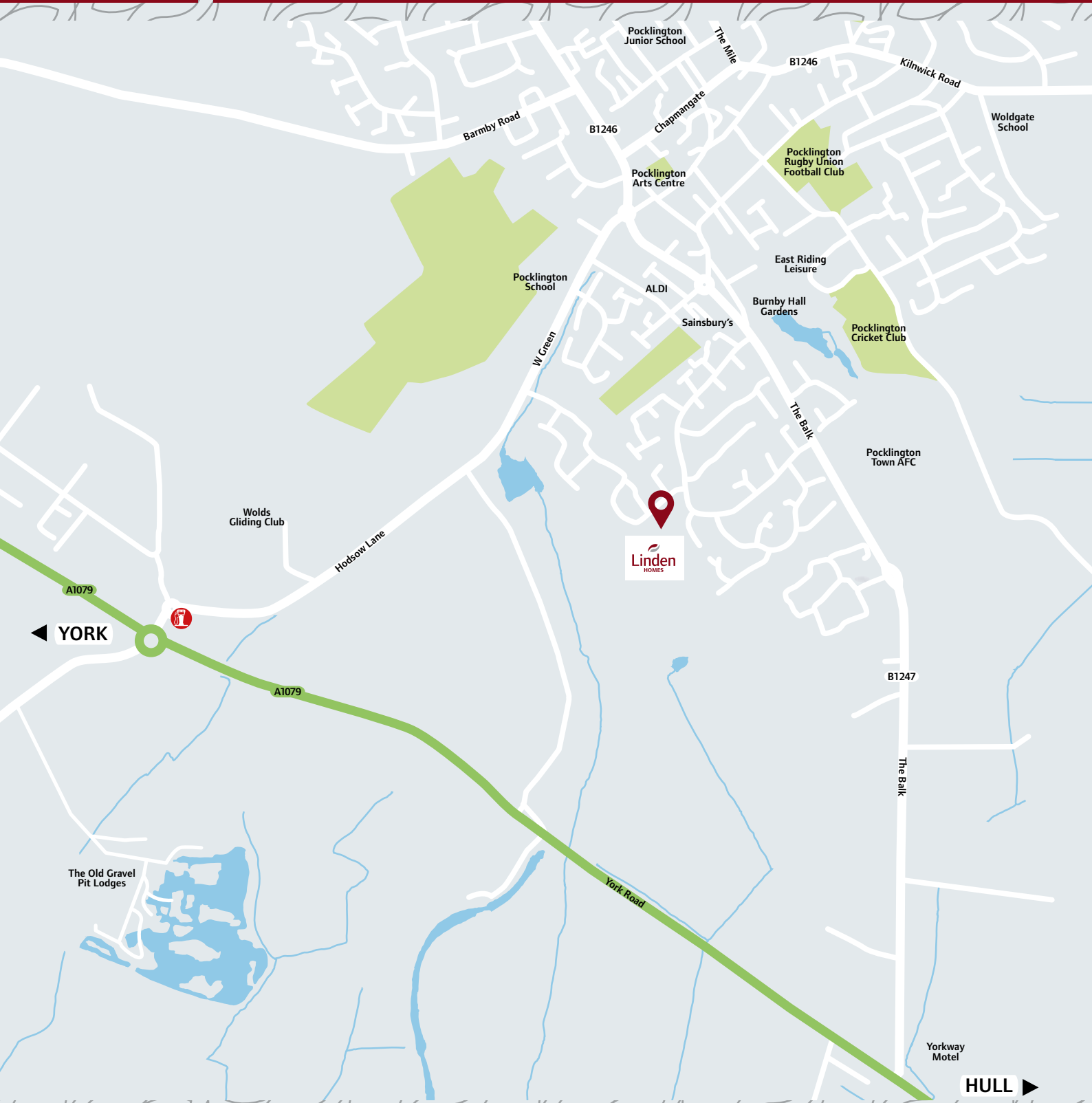
A collection of 2, 3, 4 & 5 bedroom homes

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## Around the neighbourhood



### Wilberforce Park

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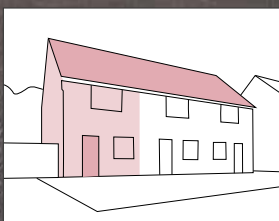
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## The Harcourt

2 bedroom home



### Wilberforce Park

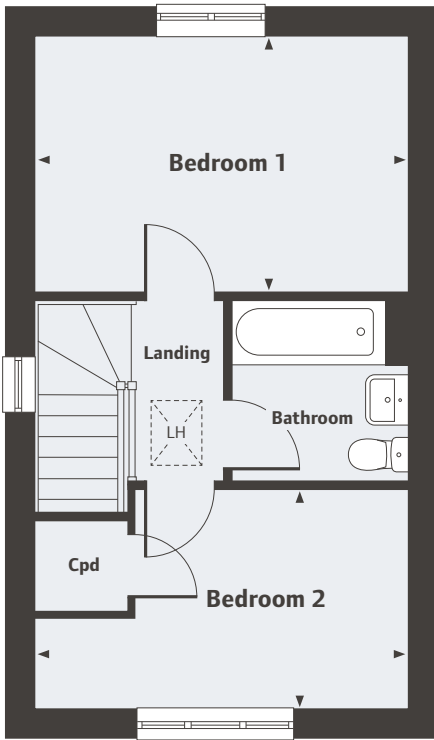
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## The Harcourt 2 bedroom home



### First Floor

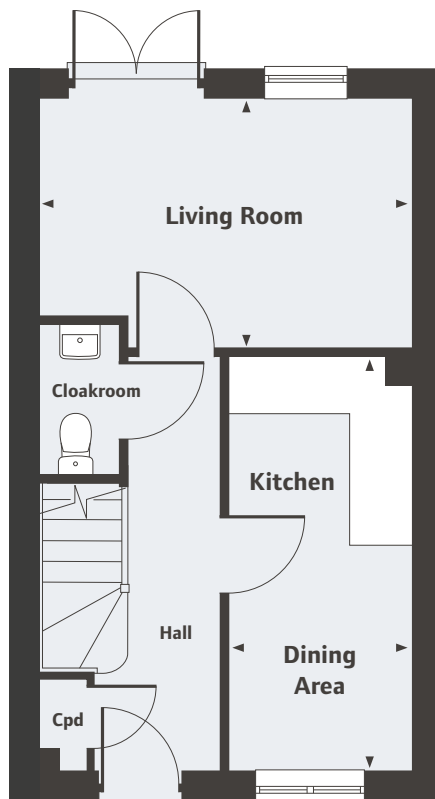
Bedroom 1	4.08m x 2.83m	13'4" x 9'3"
Bedroom 2	4.08m x 2.40m	13'4" x 7'10"

LH Loft Hatch

\*Plot specific window, please ask your Sales Executive for details.

### Ground Floor

Living Room	4.08m x 2.74m	13'4" x 8'11"
Kitchen/Dining Area	4.56m x 1.99m	14'11" x 6'6"



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## The Willow

2 bedroom home



### Wilberforce Park

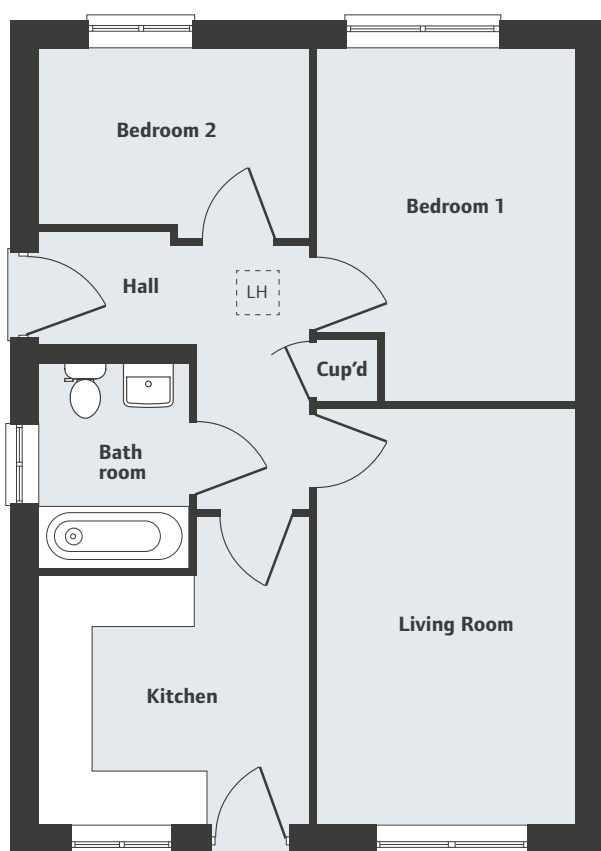
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## The Willow 2 bedroom home



### Ground Floor

Kitchen	3.55m x 3.11m Max	11'7" x 10'2" Max
Living Room	4.81m x 3.01m	15'9" x 9'10"
Bedroom 1	4.08m x 3.01m Max	13'4" x 9'10" Max
Bedroom 2 Max	3.11m x 2.18m	10'2" x 7'2" Max
LH - Loft hatch		

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## The Eveleigh

3 bedroom home



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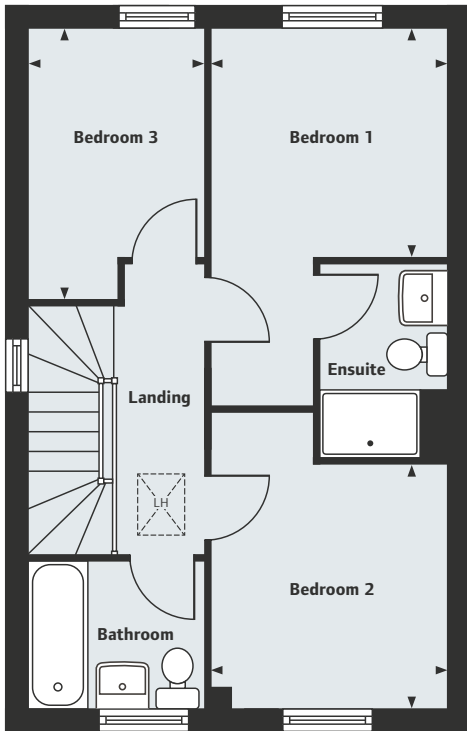
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## The Eveleigh 3 bedroom home

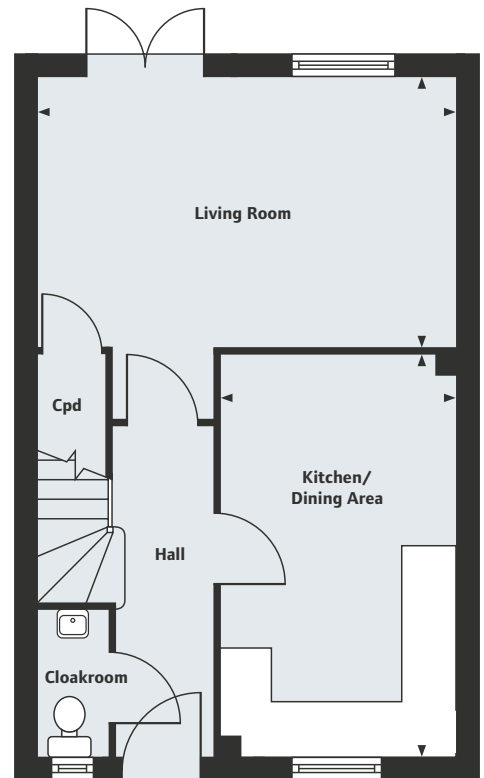


### First Floor

Bedroom 1	2.77m x 2.71m	9'1" x 8'10"
Bedroom 2	2.88m x 2.77m	9'5" x 9'1"
Bedroom 3	3.19m x 2.12m	10'5" x 6'11"

LH Loft Hatch

\*Plot specific window, please ask your Sales Executive for details.



### Ground Floor

Living Room	4.98m x 3.19m	16'4" x 10'5"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

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## The Mountford

3 bedroom home



### Wilberforce Park

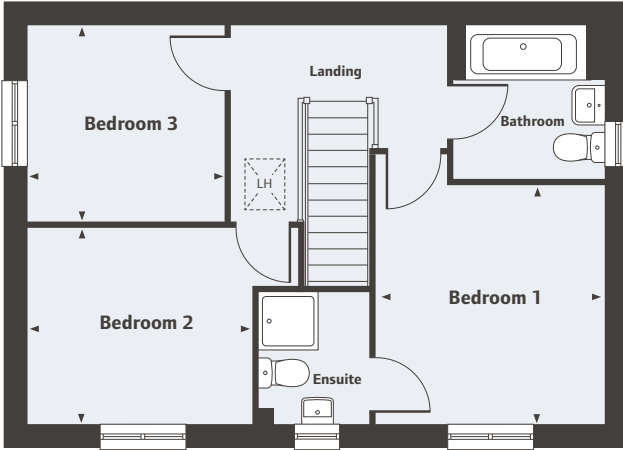
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## The Mountford 3 bedroom home



### First Floor

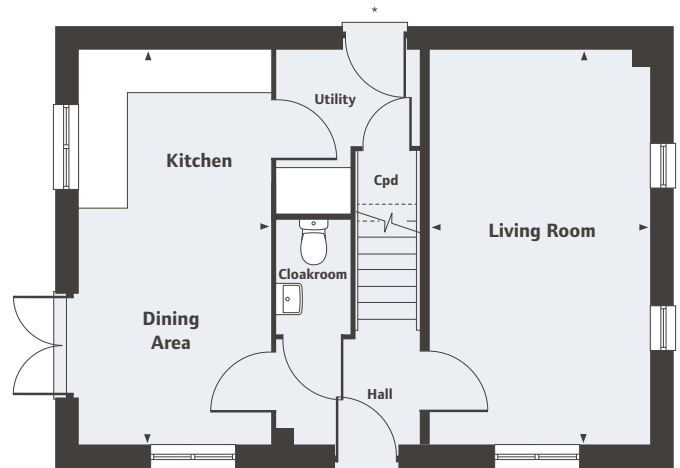
Bedroom 1	3.35m x 3.17m	11'0" x 10'5"
Bedroom 2	3.13m x 2.73m	10'3" x 8'11"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"

LH Loft Hatch

### Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining Area	5.59m x 2.67m	18'4" x 8'9"

\*Plot specific door, please ask your Sales Executive for details.



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## The Wyatt

3 bedroom home



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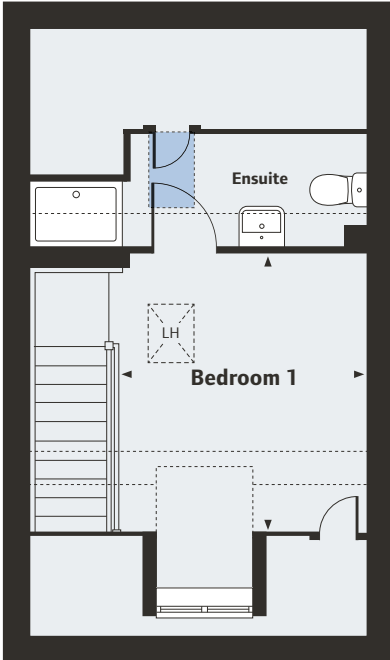
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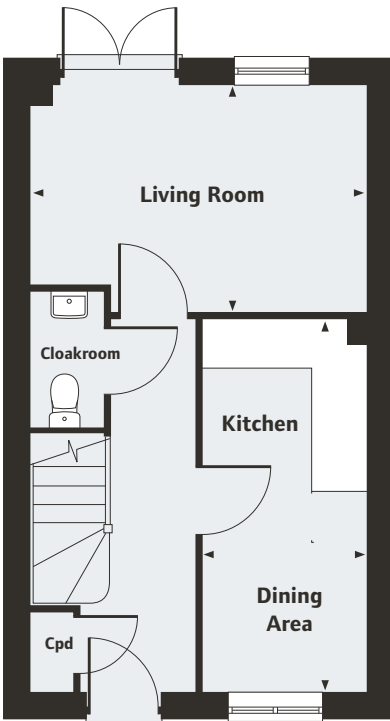
## The Wyatt 3 bedroom home



### Second Floor

Bedroom 1  
3.41m x 3.02m      11'2" x 9'11"

LH Loft Hatch  
Velux window location



### Ground Floor

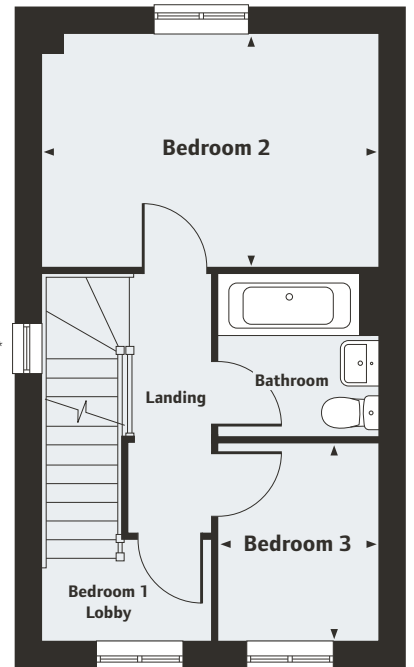
Living Room  
4.08m x 2.75m      13'4" x 8'11"

Kitchen/Dining Area  
4.56m x 2.00m      14'11" x 6'7"

### First Floor

Bedroom 2  
4.08m x 2.83m      13'4" x 9'3"

Bedroom 3  
2.40m x 1.93m      7'10" x 6'4"



\*Plot specific window, please ask your Sales Executive for details.

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## The Goodridge

4 bedroom home



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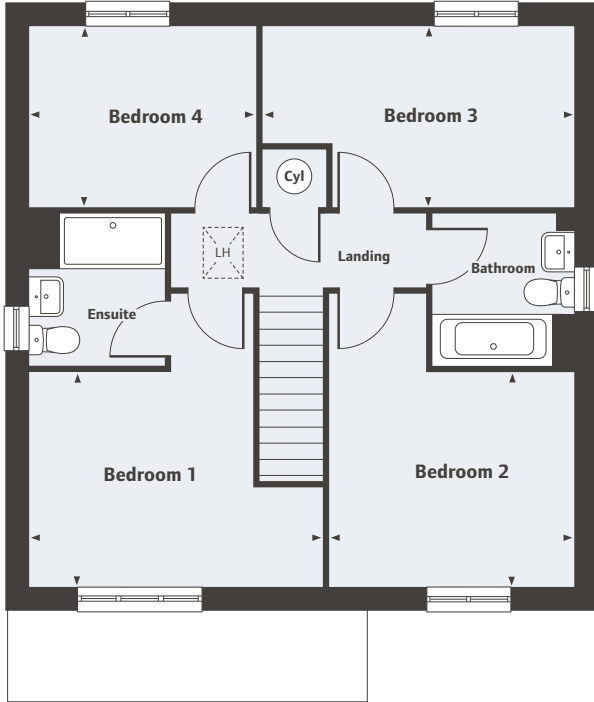
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## The Goodridge 4 bedroom home



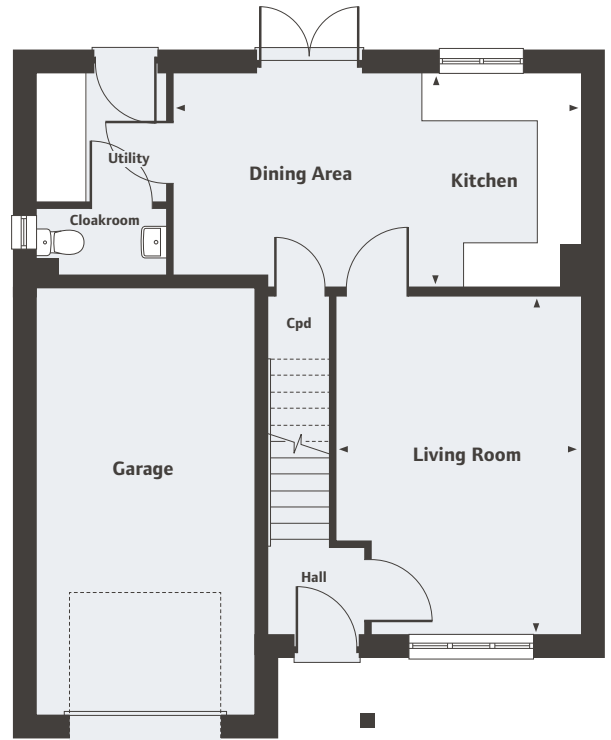
### First Floor

Bedroom 1	4.10m x 2.98m	13'5" x 9'9"
Bedroom 2	3.42m x 2.98m	11'2" x 9'9"
Bedroom 3	4.36m x 2.50m	14'3" x 8'2"
Bedroom 4	3.16m x 2.50m	10'4" x 8'2"

LH Loft Hatch

### Ground Floor

Living Room	4.73m x 3.42m	15'6" x 11'2"
Kitchen/Dining Area	5.72m x 2.96m	18'9" x 9'8"



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## The Mylne

4 bedroom home



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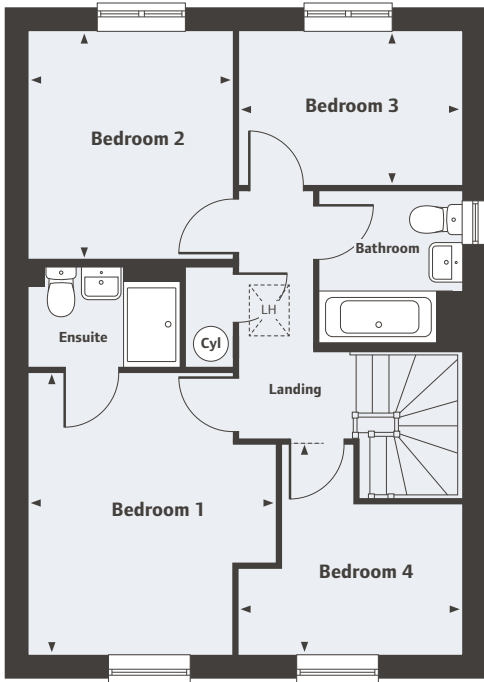
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## The Mylne 4 bedroom home

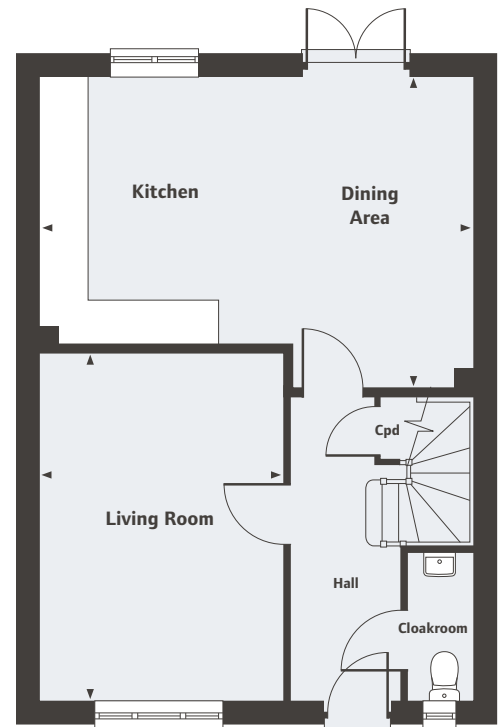


### First Floor

Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.86m	10'6" x 9'4"
Bedroom 3	3.10m x 2.16m	10'2" x 7'1"
Bedroom 4	3.10m x 2.92m	10'2" x 9'7"

LH - Loft Hatch

\*Plot specific window, please ask your Sales Executive for details.



### Ground Floor

Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining Area	6.04m x 4.37m	19'9" x 14'4"

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## The Grainger

4 bedroom home



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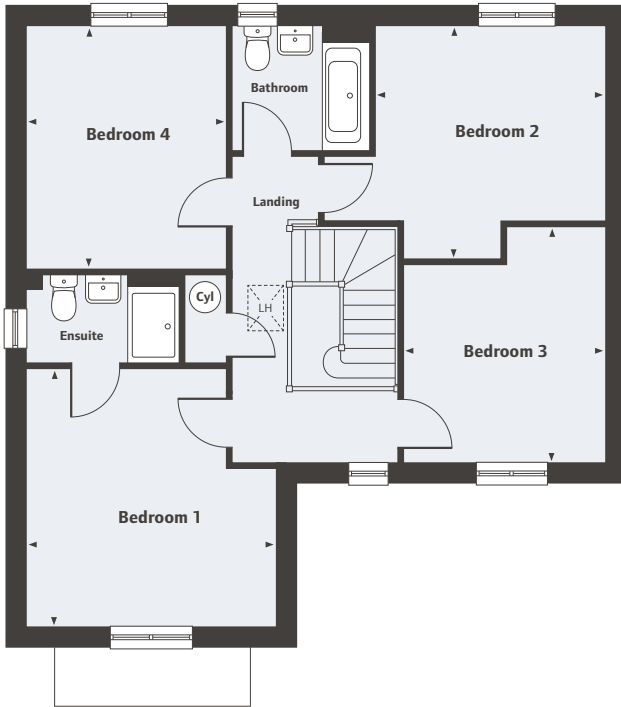
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## The Grainger 4 bedroom home



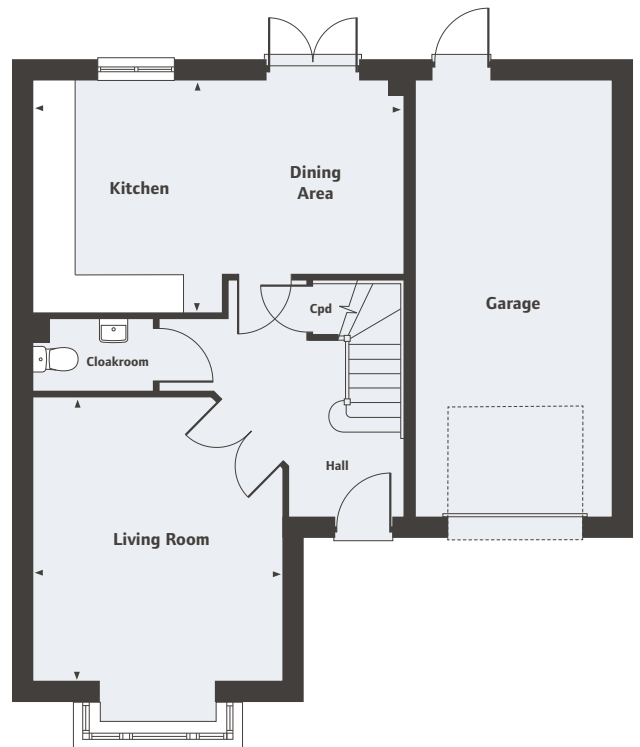
### First Floor

Bedroom 1	4.01m x 3.90m	13'2" x 12'9"
Bedroom 2	3.70m x 3.58m	12'1" x 11'9"
Bedroom 3	3.65m x 3.17m	11'11" x 10'5"
Bedroom 4	3.79m x 3.11m	12'5" x 10'2"

LH Loft Hatch

### Ground Floor

Living Room	4.39m x 3.90m	14'4" x 12'9"
Kitchen/Dining Room	5.81m x 3.62m	19'0" x 11'10"



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## The Kempthorne

4 bedroom home



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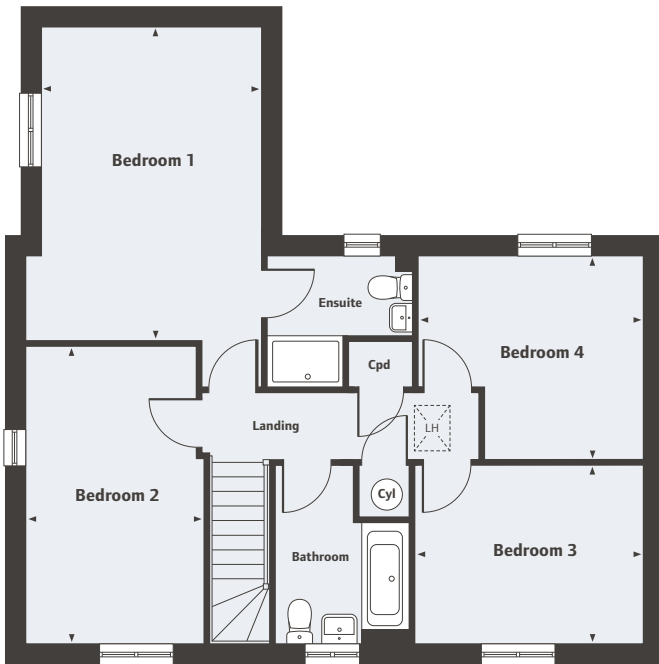
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## The Kempthorne 4 bedroom home

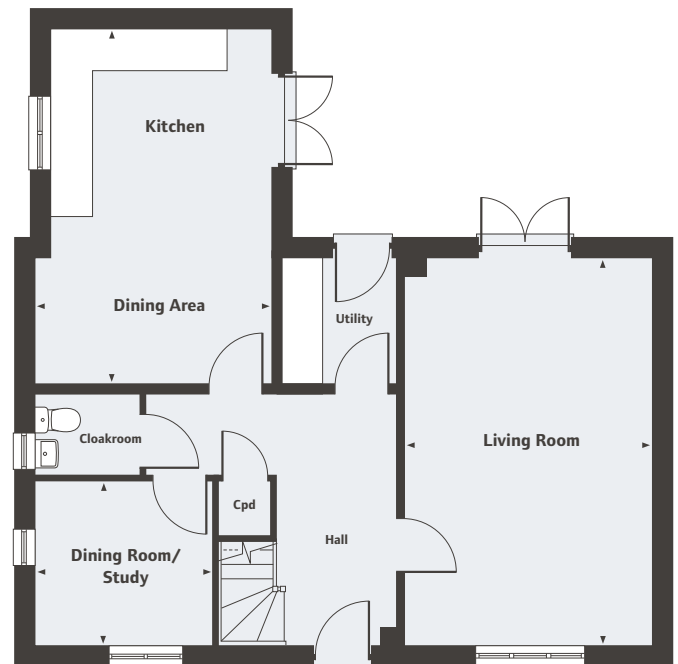


### First Floor

Bedroom 1	4.87m x 3.45m	15'11" x 11'3"
Bedroom 2	4.67m x 2.76m	15'4" x 9'0"
Bedroom 3	3.52m x 2.80m	11'6" x 9'2"
Bedroom 4	3.49m x 3.14m	11'5" x 10'3"

### Ground Floor

Living Room	6.04m x 3.85m	19'9" x 12'7"
Kitchen/Dining Area	5.57m x 3.67m	18'3" x 12'0"
Dining Room/Study	2.76m x 2.56m	9'0" x 8'4"



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## The Lutyens

5 bedroom home



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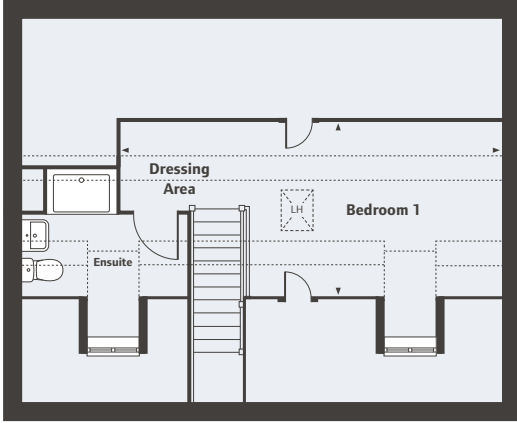
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## The Lutyens 5 bedroom home



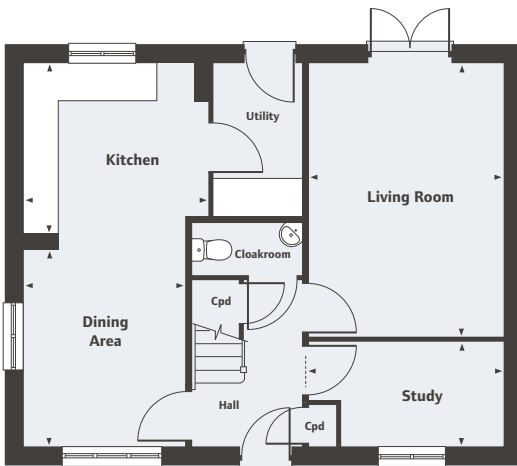
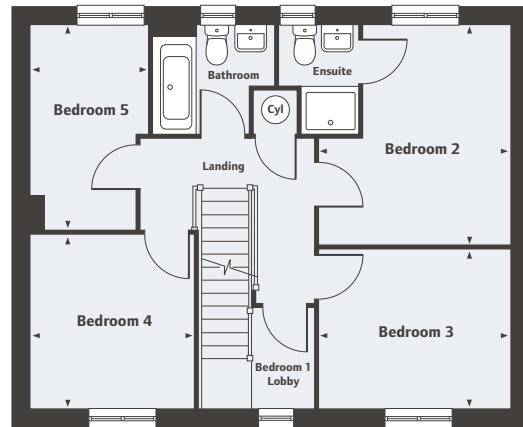
### Second Floor

Bedroom 1/Dressing Area  
6.67m x 3.08m      21'10" x 10'1"

LH Loft Hatch  
---- Restricted ceiling height

### First Floor

Bedroom 2	3.84m x 3.36m	12'7" x 11'0"
Bedroom 3	3.36m x 2.78m	11'0" x 9'1"
Bedroom 4	3.03m x 2.87m	9'11" x 9'5"
Bedroom 5	3.59m x 2.05m	11'9" x 6'8"



### Ground Floor

Living Room	4.80m x 3.39m	15'9" x 11'1"
Kitchen	3.23m x 2.98m	10'7" x 9'9"
Dining Area	3.46m x 2.81m	11'4" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

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	2 bedroom homes	3 bedroom homes	4 & 5 bedroom detached homes
<b>Kitchen</b>			
Fitted kitchen with laminate worktop and upstand	•	•	•
Single oven	•	•	
Double Oven			•
Chimney hood			•
Integrated pull open hood	•	•	
4 burner gas hob	•	•	•
Stainless steel splashback to hob	•	•	•
Integrated fridge freezer			•
Space for washer and or dryer with plumbing and electrical supply	•	•	•
1 1/2 stainless steel sink with monobloc mixer tap			•
Single stainless steel sink with monobloc mixer tap	•	•	
Track lighting to kitchen	•	•	•
<b>Bathroom, Ensuite &amp; Cloakroom</b>			
Contemporary white sanitaryware and chrome fittings	•	•	•
<b>Electrical</b>			
TV & Telephone point, refer to Sales Executive	•	•	•
Pendant fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•
Smoke alarm and Carbon monoxide alarm	•	•	•
<b>Other</b>			
Walls in White matt emulsion	•	•	•
Ceilings - flush smooth in white emulsion	•	•	•
Internal woodwork in gloss white	•	•	•
White vertical panel doors with chrome ironmongery	•	•	•
Softwood white painted staircase	•	•	•
Gas fired boiler	•	•	•
External door with multipoint locking system and door bell	•	•	•
Low energy external light to front door	•	•	•
<b>Garages</b>			
Lighting and power supply if within curtilage			•
<b>NHBC</b>			
10 year NHBC warranty	•	•	•

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Please refer to the Sales Executive for details.  
Specification may be amended at any time without notice.  
Photography is for illustrative purposes only and may include  
upgrades and extras available at additional cost. 19.06.2019.