



REILLY WAY, BARMBY MOOR YO42

NORTH  
RESIDENTIAL



A fabulous village home facing onto Keldspring Lane, complemented by a rear walled garden, double garage, and positioned in a sought-after village providing quick access into Pocklington & York.

This is a wonderful home which has beautiful accommodation and is superbly enhanced for modern living. Barmby Moor is a popular and accessible village offering quick access into Pocklington and close to York which has an excellent range of amenities.

This desirable property has impressive accommodation and is within an ideal position being located on the edge of Barmby Moor. The house benefits from attractive and generous reception space and four double bedrooms, plus double glazing throughout and a wet under floor heating system to the ground floor.



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band F

**EPC Rating**  
Band C

**Price**  
£495,000













# Property Description.

The property has about 1932sqft in total including the garage, the house offers excellent space for entertaining and family living. The hall is configured to be welcoming and spacious to provide an attractive entrance to the house. A walk-in cupboard and separate WC are positioned by the front entrance door. A west facing snug is located to the front of the property which offers potential for flexible use. The generously sized sitting room is positioned to the rear with lovely garden views where double doors lead into the garden.

The triple aspect breakfasting kitchen with dining area is a perfect family and entertaining room. Benefitting from having been upgraded and replaced in 2021 by Pocklington based Elite kitchens, there is a good range of wall and base units with two contrasting colours, a central island incorporating a breakfast bar and double doors lead onto the patio and enclosed rear garden. There is a range of integrated appliances which include a Neff microwave oven, self-clean oven and warming tray, Neff induction hob, extractor fan and dishwasher. There is a full height fridge and freezer, spice cupboard and a larder style cupboard with pull out trays.

An adjacent utility has a Neff integrated washing machine, sink, cupboard, wall and base units, boiler and a door leading into the garden. The kitchen and utility both have Karndean flooring.

The four bedrooms on the first floor lead off the spacious galleried landing. The principal bedroom has a range of tastefully designed modern integrated wardrobes and an en-suite shower room with a heated towel rail, a tiled floor, and partially tiled walls. Bedroom two also benefits from an en-suite shower room with a tiled floor, partially tiled walls, and a heated towel rail. Bedrooms three and four, both good sized double bedrooms share the family bathroom. There is a bath, separate shower cubicle, tiled floor, and heated towel rail. The family bathroom and both en-suite shower rooms have under floor heating. A generous walk-in cupboard is off the landing and the loft is partially boarded and accessed via an integrated loft ladder.













## Outside.

The house is approached over a block brick drive through double timber gates, located on an enviable and desirable edge of village position with ample off-street parking adjacent to the detached double garage. This has a roller door with a pedestrian door to the side, an internal concrete floor, 16-amp socket and tap.

The front garden is laid to lawn with attractive landscaping and enclosed by a picket fence. The rear garden is enclosed by a wall and has a lawn, patio, borders, a Magnolia and three apple trees. A timber summer house is a perfect enhancement for summer living and there is an electric awning over the doors leading into the kitchen.

## Services.

We understand mains services are installed with mains gas central heating. Under floor heating to the ground floor, bathroom and both en-suite shower rooms.

## Directions.

Postcode – YO42 4GB

For a precise location, please use the What3words App [///traffic.barstool.masterpiece](https://www.what3words.com/)













## Location.

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

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. 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.





## Location.

Beverley, about 18 miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

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.

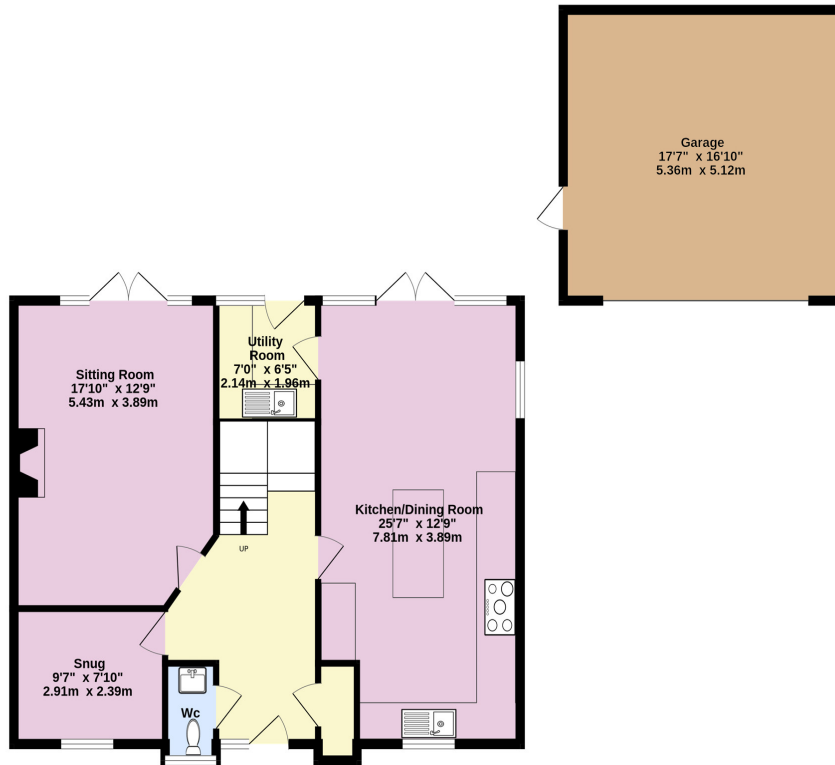




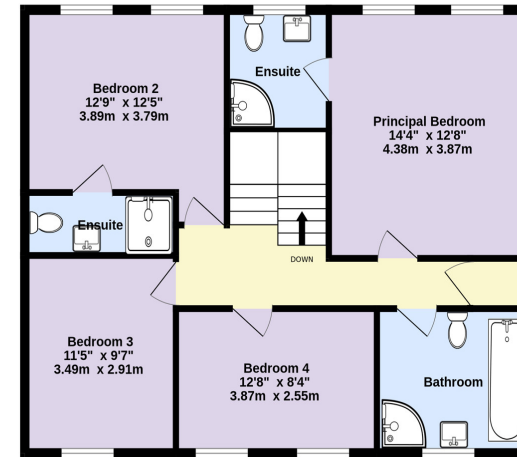




GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 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 - 14 PAVEMENT, POCKLINGTON, YORK YO41 2AX

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Particulars dated November 2023. Photographs and videos dated November 2023.

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