



MILE END PARK, POCKLINGTON YO42

£525,000



# An impressive family home, offering a rare opportunity to live within a prime residential area with beautiful reception space and a perfect landscaped garden.

This is a beautiful, welcoming, and stylish home which is presented in excellent condition and has been meticulously cared for. The property has fantastic accommodation of about 2035sqft in total and is perfectly enhanced for modern family living, being situated within a charming and historic market town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities this popular town has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements to enhance this property. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. 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 five bedrooms.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band F	<b>EPC Rating</b> Band C
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# Property Description.

The front porch with a tiled floor and the generous entrance hall offers a welcoming feel to the house. The sitting room has views onto the open and attractive street, this impressive room has an inviting feel with stripped timber floors, there is a lovely bay window, gas fire and it offers plenty of space for entertaining. The kitchen with dining area offers a super range of tastefully designed and modern wall and base units installed in 2020, complemented by a quartz worksurface, a five-ring gas range and an integrated dishwasher. With a triple aspect, this room benefits from views onto the front and rear garden and light throughout the day. The kitchen offers an excellent range of storage including deep drawers, a carousel cupboard and flexible space.

The family room with an exposed timber floor would also make a perfect dining room or snug and this has double doors leading into the conservatory which has been designed to allow full benefit of the views onto the beautifully landscaped garden. This space was planned to capture lovely natural light and offers wonderful flexibility for family life.

A utility room has a door leading into the rear garden, plumbing for a washing machine and drier, worksurface, wall and base units in attractive white gloss and an impressive full wall length of floor to ceiling storage units. The remaining ground floor accommodation includes a WC with modern white fittings.

The generously sized, galleried landing has a linen cupboard with a hot water tank. The principal bedroom offers tremendous space, this has an en-suite shower room with modern white fittings, storage below the wash hand basin, and a heated towel rail.

Bedrooms two, three, four and five share the family bathroom which also has modern white fittings, a mains powered rainfall shower above the bath and useful storage below the wash hand basin.





## Property Description.

The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout.

There is a fully floored loft with two velux windows, this has been previously used as a games room and offers excellent potential for further uses.

The detached double garage has an electric roller vehicle door, concrete floor, electricity, and a pedestrian door to the side.

## Directions.

Postcode – YO42 2TH

For a precise location, please use the What3words App///latter.passport.hammocks









# Outside.

There is a lawned garden to the front, with ample off-street parking for multiple vehicles on the drive.

The rear garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. The garden is fully enclosed. The patio by the conservatory is perfect for entertaining being adjacent to the lawn. There is a rich variety of mature borders providing texture and colour throughout the year. There is a decked seating positioned nicely in the northern corner in which to enjoy the quiet ambience and privacy and a patio beyond the lawn partially encircled by trellis offers a further flexible garden seating area.



## 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 cinema, music, comedy, and theatre productions.

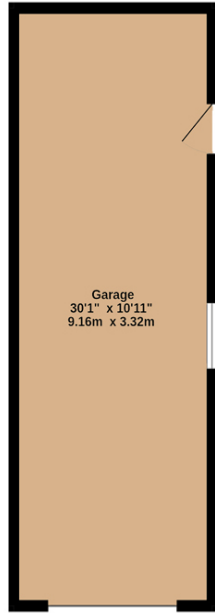
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen 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.

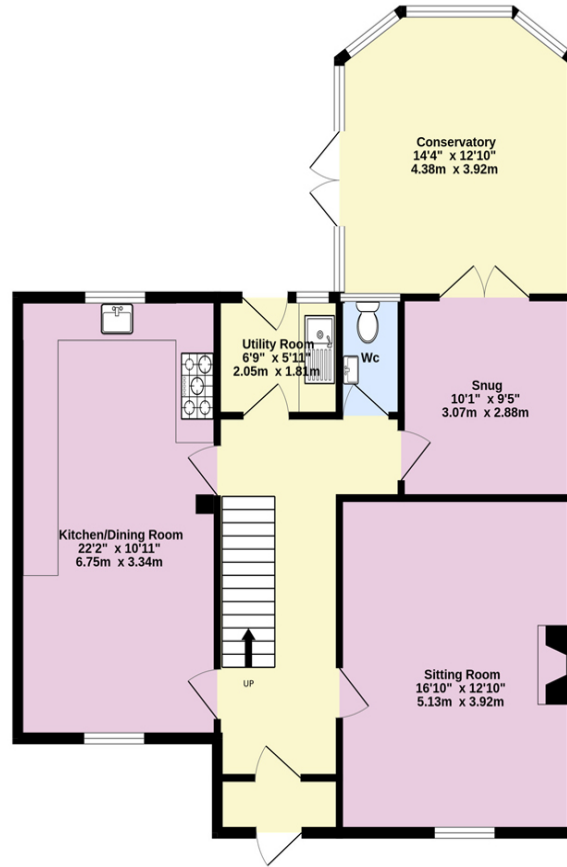
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous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



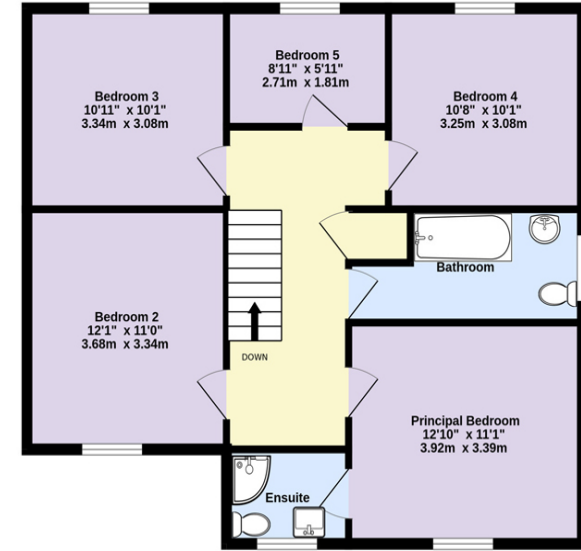
GARAGE  
327 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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 April 2024. Photographs and videos dated April 2024.

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