



OVEREND AVENUE, POCKLINGTON YO42

£500,000

NORTH
RESIDENTIAL

A beautifully presented, welcoming home, with a professionally landscaped and private south facing garden, perfectly located for access to town amenities.

This is an impressive and stylish home which is presented in excellent condition. The property has about 2424sqft 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. An accessible location, with easy access to the amenities this town has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has beautiful reception space which enhances this superior property. Benefitting from being naturally light throughout; the house 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 property enjoys beautiful reception space and five generous bedrooms. The space and volume offers a wonderful and flexible layout.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band F	EPC Rating Band B
---------------------------	---------------------------------------	-----------------------------------	-----------------------------





Property Description.

The good-sized and attractive entrance hall leads into the spacious and impressive triple aspect kitchen with a dining area. The stunning kitchen offers a perfect, flexible space and balance for family life and entertaining. It provides a modern range of neutral coloured, tasteful wall and base units incorporating an integrated double oven, fridge and freezer, dishwasher, and a gas hob. Bi-folding doors by the dining area lead into the south facing garden, these provide stunning views from the dining area into the garden, and there is a lovely outlook from the kitchen onto the open green space to the front.

The sitting room creates a high impact and provides a blend of generous space and a warm feel, ideal for family life. There are double glass doors which lead into the garden and views onto the stunning landscaping can be enjoyed. An adjacent family room or study provides further generous and flexible space. The remaining ground floor accommodation includes a utility, with worksurface space and storage, and a WC with modern white fittings.

The ground-floor accommodation provides the ideal balance for entertaining and accommodating family life and has been designed to capture natural light from the position of the property.

The first floor has three generous double bedrooms. The galleried landing has a window which provides natural light into the centre of the house and offers a feeling of volume. The principal bedroom benefits from a walk-through dressing room leading into the en-suite shower room.

The en-suite has modern white fittings, a spacious walk-in shower, heated towel rail and a tiled floor. The two first floor bedrooms share the family bathroom, also fitted with tasteful, modern white fixtures and a mains powered shower over the bath plus a heated towel rail.





Do shit
you love.

STAY
OR
THE
RIGHT

Property Description.

The second-floor landing provides impressive space and access to two walk-in cupboards. There are two further double bedrooms, bedroom two runs the full depth of the house and both have stunning elevated views over the open space to the front, towards Pocklington and the Wolds. They share the second-floor bathroom, which has modern fittings, a tiled floor, and a heated towel rail.

The house benefits from double glazing throughout and an excellent EPC rating.

Services.

Mains services are installed. Gas fired central heating. There is a management fee of about £199 per annum which is a contribution towards the upkeep and care of the estate common parts.

Directions.

Postcode – YO42 2FS

For a precise location, please use the What3words App [///budding.overnuns.extensive](https://www.what3words.com/)









Outside.

The garden was designed by the award winning RHS Chelsea designer, Graham Bodie. There is a lawned garden to the front with ample off-street parking to the side. The rear garden has been professionally landscaped with a patio, multiple seating areas to capture the southerly aspect and it is fully enclosed. The patio by the kitchen is perfect for entertaining being adjacent to the bi-folding doors. An oasis has been created to take full advantage of this sunny aspect, with its flexible and impressive outdoor space, seating areas, borders providing structure and striking visual appeal. The design creates a high impact, with rich texture and colour. There are Bay trees, ornamental box, pear trees, olive trees, sweet scented jasmine, verbena, peonies and ornamental grasses.

The property has a detached double garage located to the east of the house and garden. This provides an impressive amount of space, together with a vast parking area for cars to the front of the house.





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.

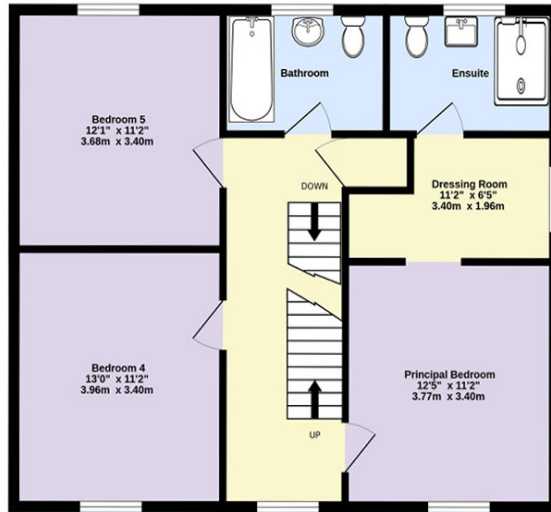
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

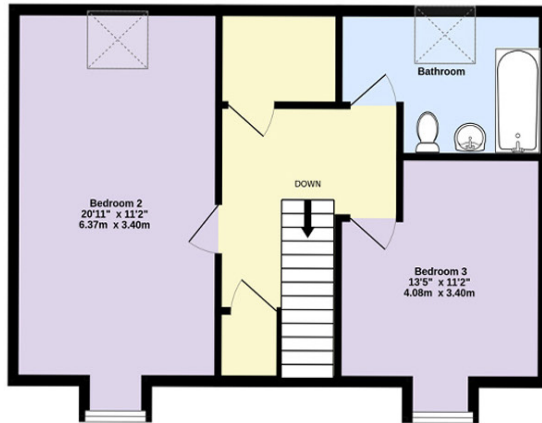
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous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



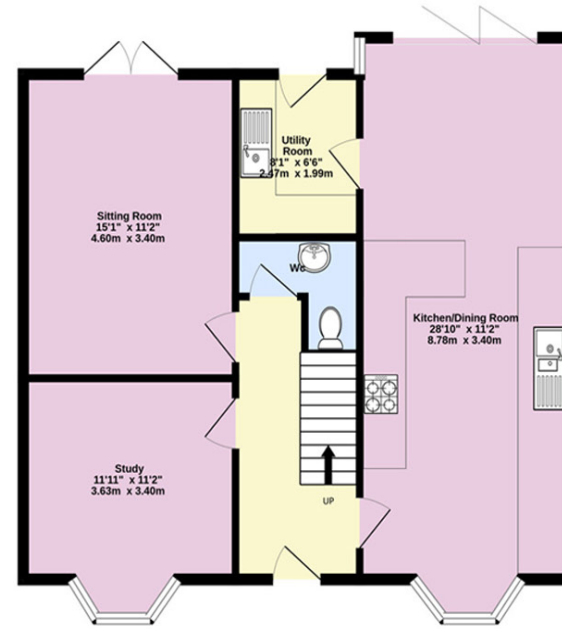
1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



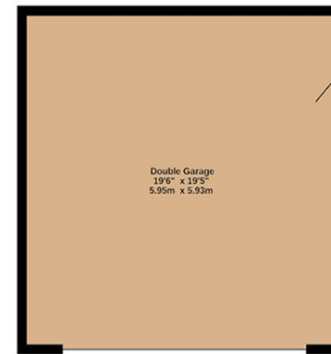
2ND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



GARAGE
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 2424 sq.ft. (225.2 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



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated April 2024. Photographs and videos dated April 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

