



STONE STREET, POCKLINGTON, YORK YO42

£450,000

NORTH
RESIDENTIAL

A beautifully presented, welcoming home, with a generous and private garden, perfectly located for access to town amenities.

This is an impressive and stylish home which is presented in excellent condition, being a former show home, the house is positioned on an enviable part of this sought-after development. The property has fantastic accommodation of about 1629sqft in total and is perfectly enhanced for modern family living, whilst 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 benefits from being naturally light throughout with many dual aspect rooms; 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 four generous bedrooms.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band F

EPC Rating
Band B







Property Description.

The good-sized and wide entrance hall makes a striking statement and is complemented by a beautiful Karndean floor and this leads into the spacious and impressive kitchen with a dining area. The stunning kitchen which has been installed by Pocklington 'Elite Kitchens & Bedrooms' offers a perfect space for family life and provides a modern range of tasteful wall and base units incorporating a Neff integrated double oven, fridge freezer, wine cooler, dishwasher, and a Neff induction hob and extractor fan. Double glass doors lead into the private garden and there are lovely views from the kitchen onto open green space and mature trees.

The sitting room provides further generous and flexible space where garden views can be enjoyed. The dual aspect sitting room has front and rear views, and this benefits from a wood burning stove with a granite hearth and double glass doors leading into the garden, the room provides naturally light and impressive reception space. The remaining ground floor accommodation includes a utility with a sink, an excellent range of storage units, an integrated washing machine and dryer, understairs storage, a WC with modern white fittings and a study (bedroom five) which has an attractive dual aspect and a stunning bespoke workstation from Pocklington based 'Elite Kitchens & Bedrooms', including integrated bookshelves, storage and a desk.

The ground floor reception space has been designed to allow full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life. The house accommodation provides the ideal balance for entertaining and accommodating family life.



Property Description.

There are four spacious double bedrooms. The principal bedroom, with a superb range of integrated wardrobes, has beautiful north and westerly views onto mature trees and open green space. There is an en-suite shower room with modern white fittings. Bedroom two, which has a desirable dual aspect also benefits from integrated wardrobes. The family bathroom has modern white fittings, a tiled floor and part tiled walls. There is a linen cupboard and hot water tank on the first floor landing.

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

There is a lawned garden to the front with ample off-street parking. The rear garden is landscaped with lawn, a patio and it is fully enclosed. The patio by the kitchen and sitting room is perfect for entertaining being adjacent to the double doors from each room. There is a garden tap, and a gate leads to the front. The garden is private, it has an open aspect to the north-west and provides flexible and impressive outdoor space. The detached garage has an up and over door and there is ample parking space to the front for vehicles. There is a double electric socket in the garden and an external light over the garage.



Services.

Mains services are installed. Gas fired central heating. There is a management fee of about £232 per annum which is a contribution towards the upkeep and care of the estate common parts.

Location.

Postcode – YO42 2FZ

For a precise location, please use the What3words App [///farmland.library.proudest](https://www.what3words.com/)









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.

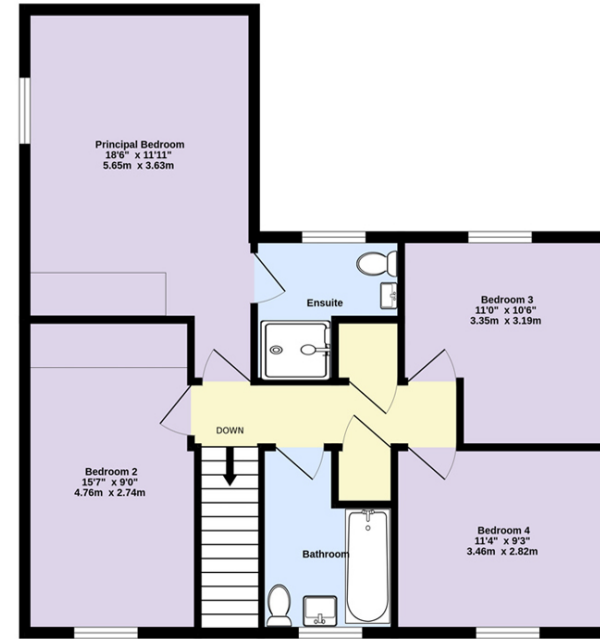
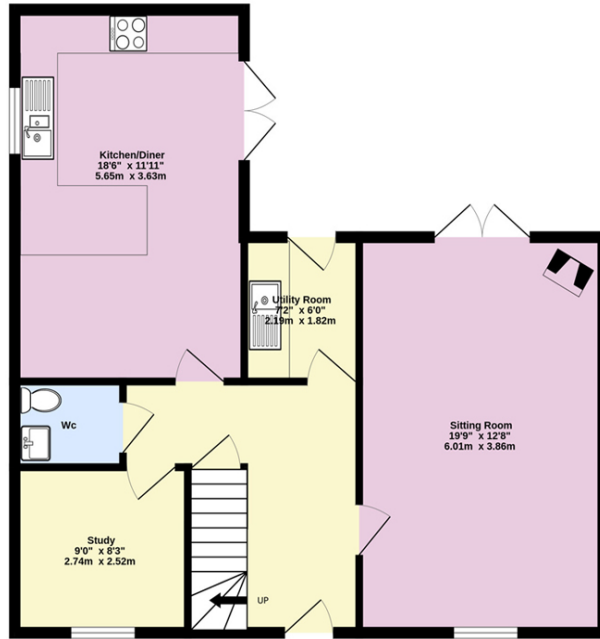
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

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.

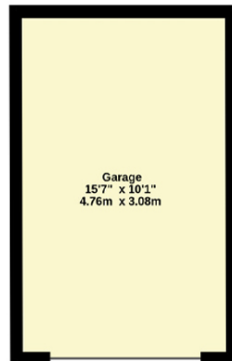


GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



GARAGE
158 sq.ft (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.4 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, YORK YO41 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 June 2024. Photographs and videos dated June 2024.

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