



VICTORIA ROAD, POCKLINGTON YO42

£325,000

NORTH  
RESIDENTIAL

# A desirable Victorian house with beautiful period detail, generous entertaining space, a good-sized garden, garage, and off-street parking, within the thriving town of Pocklington.

This is an impressive home which has three lovely reception rooms and is in a highly convenient location for accessing all the town amenities. This desirable property offers great appeal and flexible space. The house benefits from three double bedrooms, a spacious south-east facing garden, garage, and off-street parking. The beautiful character and flexible reception space makes this a wonderful home for entertaining.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band C	<b>EPC Rating</b> Band D
---------------------------	---------------------------------------	-----------------------------------	-----------------------------









# Property Description.

The property has about 1394sqft in total including the garage. The entrance captures the character detail perfectly, the vestibule with a half glass panelled door leads into the hall with period tiling, deep skirtings, and stripped wood doors. The welcoming sitting room has a lovely working fire with an attractive surround, bay window, high ceilings with cornicing and deep skirtings. Double doors leads into the adjacent and airy dining room / family room which has a feature fireplace, this has been made into a beautiful focal point, and it benefits from an oak laminated floor.

The kitchen has an excellent range of shaker style units which complement the character of the house. There is a brick facing wall adding to the stylish features. Appliances include a Rangemaster range with a six-ring gas hob, grill and two ovens. Beyond is a useful ground floor WC with tastefully designed fittings, a stone flagged floor and integrated storage space is positioned adjacent. A conservatory beyond the kitchen further enhances the house and appeal of the reception space. Benefitting from a stone flagged floor, an exposed brick wall and double doors leading into the garden. Beautiful south-east facing views onto the garden can be enjoyed. There are three double bedrooms to the first floor, together with the family bathroom. The principal bedroom has elevated views onto the open space of Victoria Park opposite, two attractive windows, a pretty feature fire surround and two integrated wardrobes. Bedroom two also has a fire surround and both this and bedroom three have lovely views onto the rear garden. The bathroom is fully tiled, fitted with high quality and tasteful Victorian style white fittings, there is a heated towel rail, rainfall shower and handheld shower. A fitted ladder provides access into a converted loft room.

The south-east facing and fully enclosed pretty garden is a strong and desirable feature. There is a patio, lawn, mature borders, a pond which attracts wildlife and access into the garage. There is pedestrian access from the garden beyond the garage and onto private lane where a hard standing, allocated car parking space is available. The garage provides scope to store a second car plus having space for further storage or a workshop.



## Directions.

For a precise location, please use the What3words App [///lined.preheated.masking](https://www.what3words.com/)

## Location.

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 from the town. 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 an easy drive.

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.



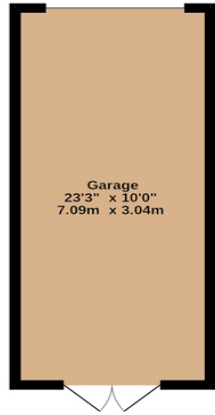




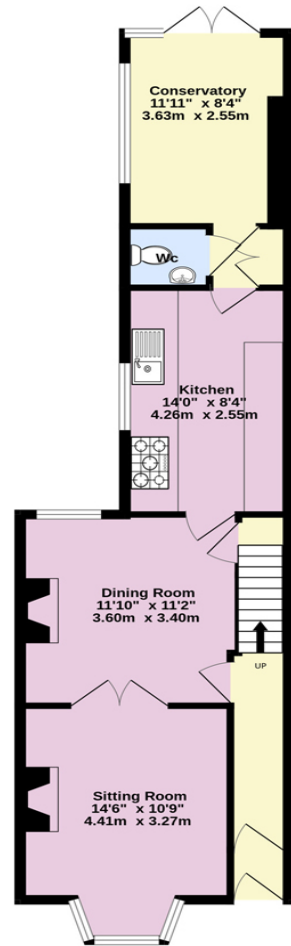




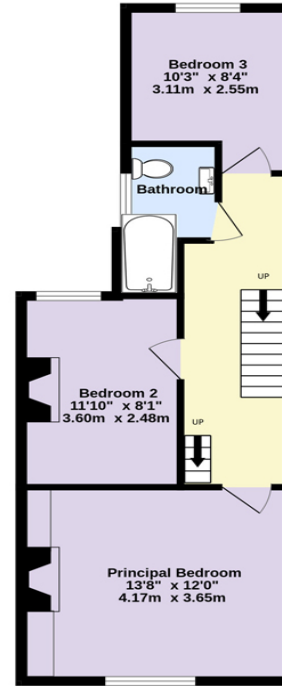
BASEMENT  
232 sq.ft. (21.5 sq.m.) approx.



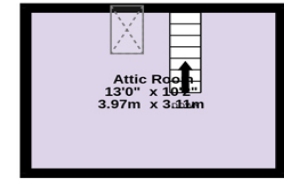
GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR  
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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.  
Made with Metropix ©2024



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](http://www.northresidential.co.uk).

Particulars dated July 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.





