



BARMBY ROAD, POCKLINGTON, YORK YO42

£250,000

NORTH  
RESIDENTIAL



## A desirable and charming Victorian terraced house with period detail, generous entertaining space, located within the thriving town of Pocklington.

This is a perfect home which has two 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 two double bedrooms, the beautiful character and flexible reception space makes this a wonderful home for entertaining.

The property has about 891sqf, there are classic Victorian features, a pretty front and rear garden. The house offers an exceptional opportunity to further enhance this attractive property.



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band B

**EPC Rating**  
Band D







# Property Description.

This desirable property has lovely accommodation, and benefits from being naturally light throughout; the accommodation offers tremendous space for entertaining having a spacious sitting room, plus a generous dining room adjacent to the kitchen.

The sitting room offers a welcoming feel to the house, it is a good size which is perfect for family life with an attractive bay window which lets natural light flood the room.

The sitting room and dining room are a particular feature of the house, with attractive proportions and offering family friendly and sociable space.

The kitchen is located off the dining room, it has a good range of wall and base units, a tiled floor, a door leads into the garden and there is a walk-in pantry providing exceptional storage space.

There are two bedrooms on the first floor, the bedroom to the front has two attractive sash windows. The bathroom has a white suite, with a shower above the bath.

There are useful garden stores providing further excellent storage space, a patio, and a north-west facing aspect to the rear. The front garden is laid to lawn with rich, vibrant coloured borders.









## Services.

We understand mains services are installed with mains gas central heating.

## Location.

Postcode – Y042 2DP

For a precise location, please use app- [What3words.com/#!/neatly.cloak.muddle](https://www.what3words.com/#!/neatly.cloak.muddle)





## 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.

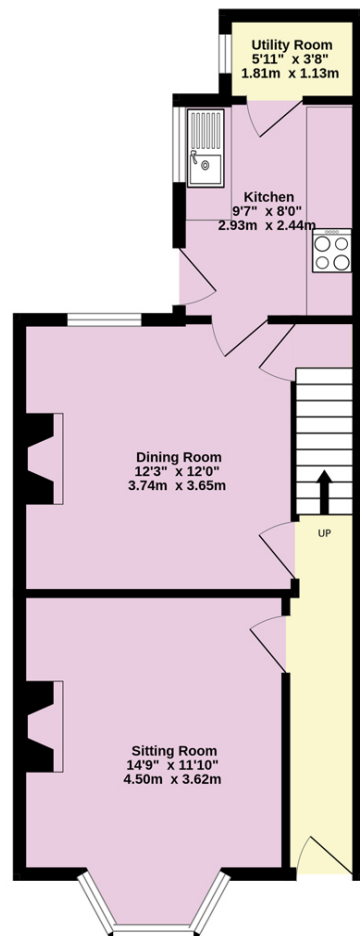
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at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

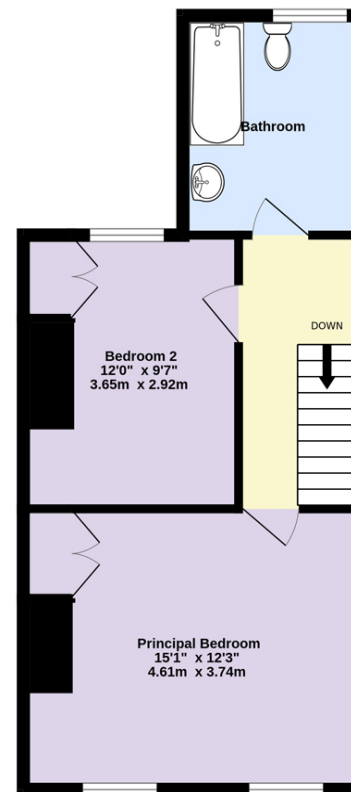




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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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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.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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