



Overend Avenue, Pocklington, York

£260,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk



Overend Avenue,
York YO42 2FS

Est. 1871

£260,000

A stylish contemporary home, impeccably presented throughout, featuring a beautifully landscaped private garden, decked entertaining area and detached garage.

This beautifully presented home offers a perfect layout for couples and young families with a warm and inviting ambience. Ideally situated on the edge of the Yorkshire Wolds, it offers superb access to the amenities of Pocklington and York. The main reception space is both contemporary and sociable before leading to a superbly proportioned kitchen with dining area, an elegant focal point of the home. This space flows seamlessly into the sitting room, enhancing a sense of openness and quiet connectivity. French doors open gracefully onto the garden, creating a fluid transition between interior and exterior spaces, perfectly suited to relaxed living and refined entertaining throughout the seasons.

The kitchen is beautifully appointed with an extensive range of wall and base units in a soft, neutral palette, complemented by integrated appliances. Outlooks across the rear garden draw in abundant natural light, enriching the atmosphere of both the kitchen and dining area. The ground floor is further enhanced by a contemporary cloakroom with white sanitaryware and a practical understairs storage cupboard.

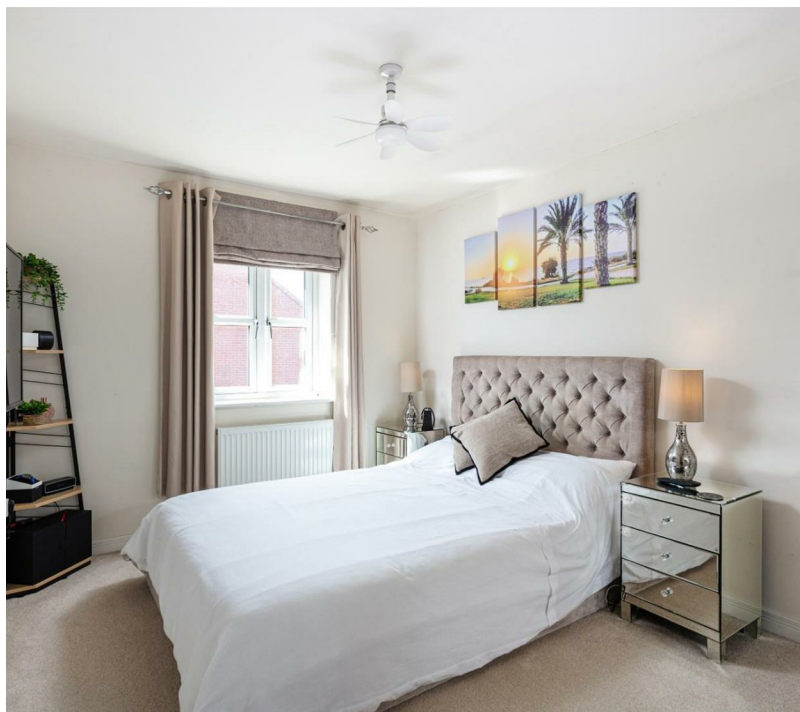
Upstairs, two generously proportioned double bedrooms



Tenure: Freehold
 Services/Utilities: All mains services connected.
 Broadband: Up to 1800* Mbps download speed
 EPC Rating: C - 77
 Council Tax: C - East Riding of Yorkshire
 Current Planning Permission: No current valid planning permissions
 Management Charges: Circa £230 pa (2026) for the upkeep and maintenance of the developments landscaping

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*Download speeds vary by broadband providers so please check with them before purchasing.



provide comfort and tranquillity, while a third bedroom offers versatility as a guest room, child's bedroom or study. These are served by a stylish family bathroom, finished with quality tiling, a bath with shower over, and refined contemporary fittings. The principal front-facing double bedroom benefits from a fitted wardrobe incorporating hanging space, drawers and shelving, while the third bedroom includes a useful shelved storage cupboard.

Externally, the property enjoys the added advantage of a detached garage together with off-street parking. The fully enclosed rear garden has been thoughtfully landscaped to create an attractive and versatile outdoor environment. A generous paved terrace provides an ideal setting for al fresco dining, while a substantial decked seating area offers a superb space for entertaining or relaxing in the warmer months. Carefully tended borders soften the landscape. The result is a private and inviting outdoor retreat that complements the quality and presentation of the interior accommodation.

Within easy walking distance of unspoilt countryside, this distinguished home presents a rare opportunity to acquire a meticulously maintained property in a highly accessible yet peaceful setting. With its considered layout, quality finishes and understated attention to detail, it embodies refined contemporary living.

Pocklington is a thriving and highly regarded market town situated at the foot of the Yorkshire Wolds, offering an excellent range of everyday amenities including independent shops, cafés, restaurants, supermarkets and well-regarded schools. The town enjoys a strong sense of community and provides convenient access to York, Hull and the wider region via excellent road links. Surrounded by beautiful countryside and walking routes, Pocklington combines the charm of market town living with the practicality of modern conveniences.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 839 SQ FT / 77.91 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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