



**DERRY GARIFF, ALLERTHORPE, YORK**  
Offers in the Region of £825,000

**Carter Jonas**

## **DERRY GARIFF, ALLERTHORPE, YO42 4RN**

Derry Gariff is an exceptional family home nestled in the highly desirable village of Allerthorpe, offering a perfect blend of modern living and rural charm. This substantial six-bedroom property is ideally located with convenient access to the renowned Allerthorpe Golf Course and the picturesque Lakeland Park, making it an idyllic choice for both leisure and family activities.

Step inside to find a welcoming ambiance that caters to family life and entertaining. The recently extended kitchen serves as the heart of the home, featuring a wonderful dining and living area where memories are made. With stunning double bifold doors that open up to the west-facing rear garden, this space is bathed in natural light and showcases a cozy log burner, perfect for those cooler evenings.

Adjacent to the kitchen, a separate lounge with bi-folding doors provides a seamless transition to the garden, enhancing your indoor-outdoor living experience. The additional room off the lounge, currently utilized as a ground-floor guest bedroom with ensuite, offers versatility for your family's needs. For those working from home, the snug at the front of the property is an ideal office space. A spacious utility room adds convenience, making everyday chores a breeze.

As you ascend the stairs, the generous landing leads to thoughtfully designed bedrooms, each exuding comfort and privacy. A large window overlooks the enchanting rear garden, home to a summer house, gazebo, and garden store - a perfect retreat for relaxation.

The front of the property features ample parking, complemented by a double garage, ensuring convenience for you and your guests.

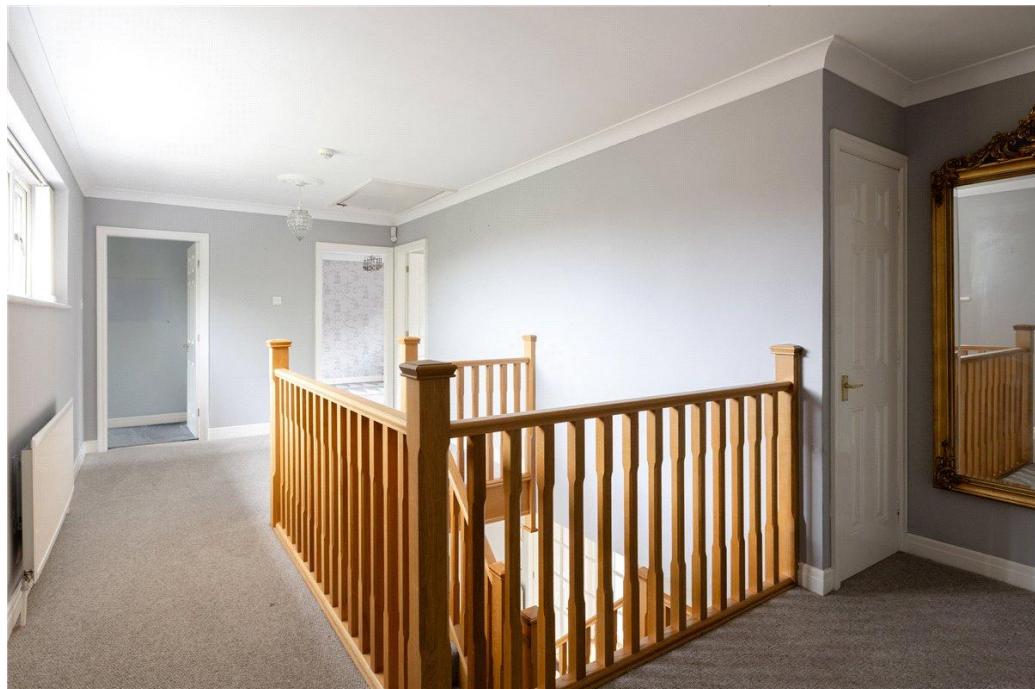
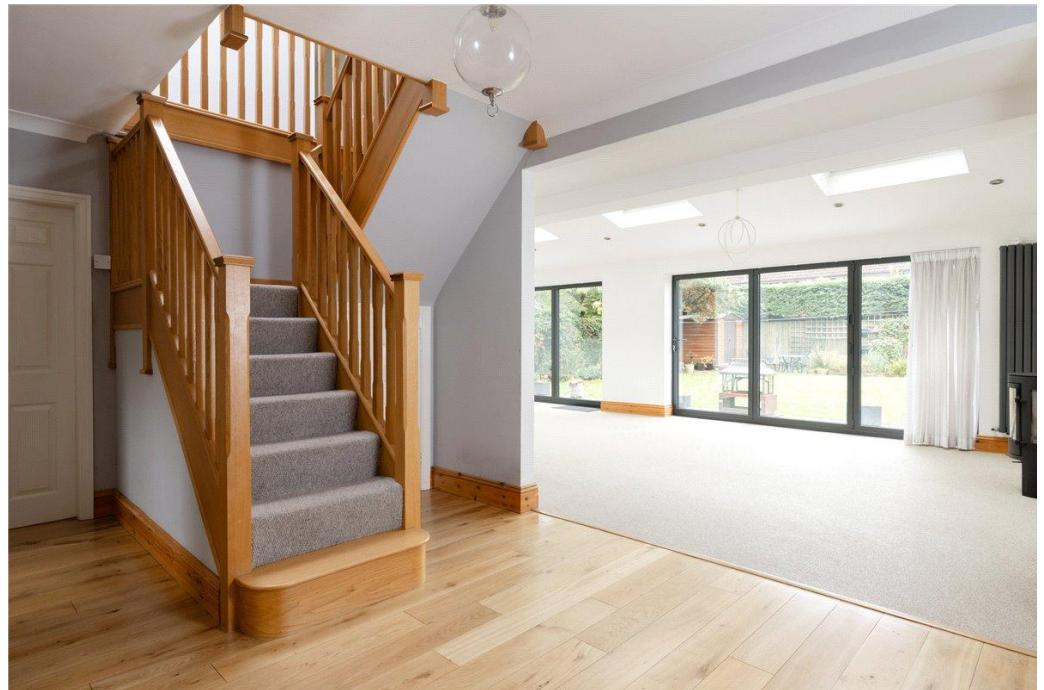
Allerthorpe is celebrated for its vibrant community, with various classes hosted at the local Village Hall, making it a welcoming place for families and individuals alike. Nature lovers and dog walkers will appreciate the nearby Allerthorpe Woods, while families benefit from excellent local schools in Pocklington, ranging from infants to high school and grammar options.

Within the charming conservation village, you'll find amenities like The Plough Inn pub/restaurant and a beautiful lake complex ideal for water sports and fishing. The lush Allerthorpe Common nature reserve is also just a stone's throw away. Conveniently located approximately one mile southwest of Pocklington and twelve miles southeast of York, this home is perfectly positioned for commuting to both cities, with easy access to the A64, M62 motorway network, and nearby rail links at Howden and York.

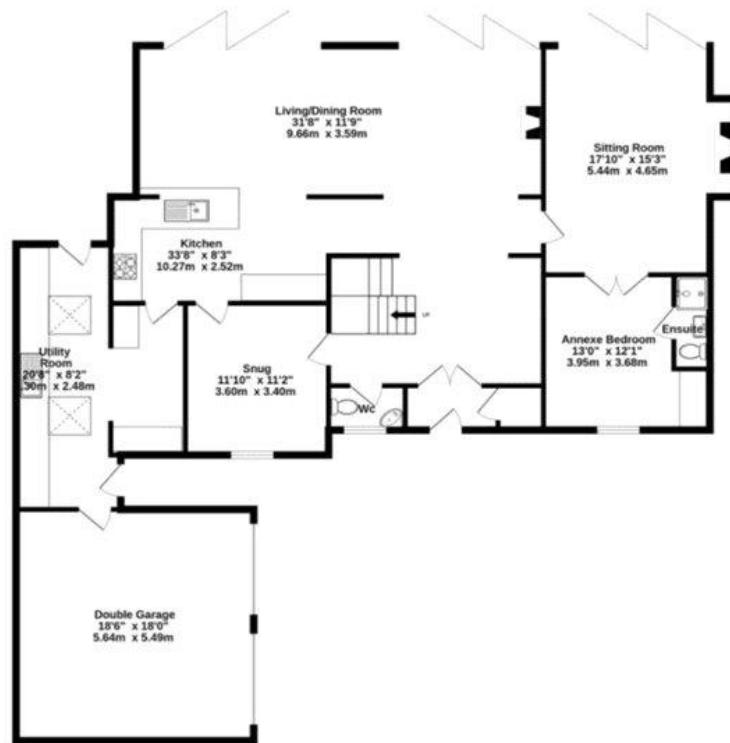
**AN EXCEPTIONAL 6 BEDROOM HOME OFFERING PRACTICAL AND STYLISH ACCOMMODATION PERFECT FOR MODERN FAMILY LIVING; LOCATED IN A PRIME VILLAGE NEAR POCKLINGTON.**



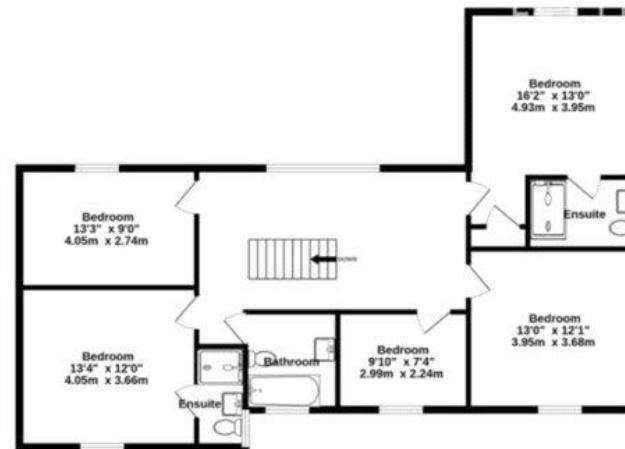




GROUND FLOOR  
1901 sq.ft. (176.6 sq.m.) approx.



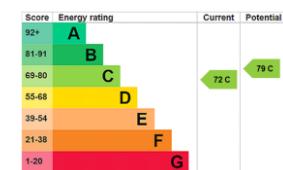
1ST FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2948 sq.ft. (273.9 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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Classification L2 - Business Data

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