



Rowley Mews, Pocklington, York, YO42 2PP

• A beautifully presented family home in a highly desirable location • Located in the heart of Pocklington • Contemporary kitchen/diner with a range of appliances • Ground floor w/c • Large living room with a Juliet balcony • Four bedrooms, one with built in wardrobes and an en-suite shower room • Family bathroom • Fully enclosed rear garden • Single garage • EPC = C

Guide Price £255,000

Located only a short walk from the centre of Pocklington and all of its amenities, is this beautifully presented four bedroom family home. The property has been updated by the current vendors to create contemporary and light living spaces, something that will surely appeal to the most discerning of purchasers. This property is ready to occupy without the need to carry out any work, so a viewing is highly recommended to fully appreciate everything that it has to offer.

The entrance hall is spacious, so is perfect for the storage of coats and shoes. As you progress down the hall you will see a door on the left which opens to a w/c with hand basin.

The kitchen/diner is at the rear of the house and it is hard not to be impressed by what is on offer. There is a U shaped solid wood worktop that incorporates a four ring hob and a ceramic sink with drainer. There are various appliances including a dishwasher, double oven and fridge/freezer. In one corner of the kitchen you will see that a very useful pantry cupboard has been fitted which allows for everything to be nicely hidden away. There is space for a good sized dining table and chairs to the other side of the room whilst a set of French doors open to provide access to the rear garden, the perfect feature for entertaining guests in the summer months.

To the first floor you will find the living room which is substantial in size and benefits from a Juliet balcony. A double bedroom is also located on this floor but could be utilised as a home office if four bedrooms are not required. The second floor comprises of three bedrooms, the master benefiting from built in wardrobes and an en-suite shower room. A family bathroom comprising bath with rainfall shower head over, low level w/c and a hand basin with storage below completes this floor.

Externally the rear garden is mainly laid to lawn with a flower bed to one side and a low maintenance slate bed to the other. There is a path that runs around the garden to a patio seating area, a lovely place for enjoying the sun in the summer months. The garden is fully enclosed by a timber fence and has a gate in one corner. To the front of the property you will find a single garage.





A STUNNING FAMILY HOME ONLY A SHORT DISTANCE FROM THE CENTRE OF POCKLINGTON



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1744



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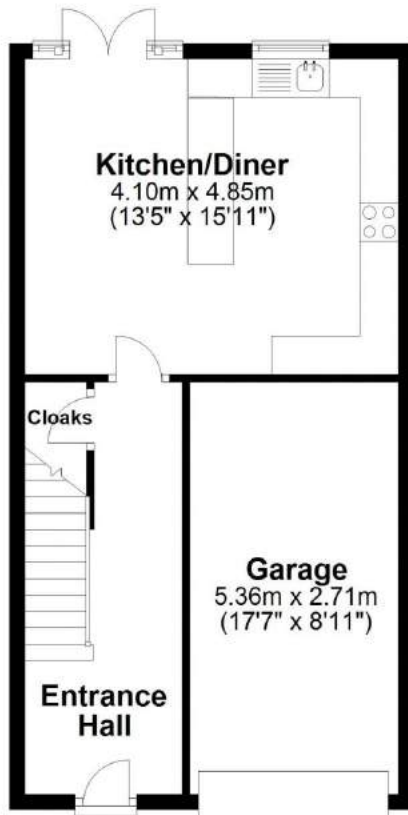


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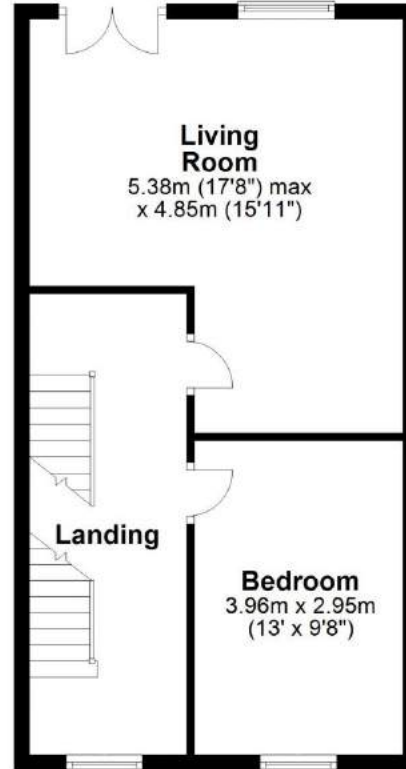
Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Second Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 141.2 sq. metres (1520.2 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp
Plan produced using PlanUp.

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