



9 Rowley Mews, Pocklington, YO42 2PP

- Located within walking distance to the town centre • Over 1500 sq ft • Open plan kitchen/diner • Spacious living room • Four bedrooms • House bathroom and two en suites • Integral garage • Enclosed rear garden with patio seating area • Off street parking • EPC = C

Guide Price £245,000

Located within walking distance of Pocklington town centre and its wide range of amenities, this spacious and well-appointed town house offers versatile accommodation arranged over three floors. Ideal for first time buyers, investors or those looking to be in the town, an early viewing is highly recommended to appreciate all that this property has to offer.

Upon entering the property, you're welcomed into the entrance hall with built-in storage cupboards. Immediately to the left is a cloakroom with w.c and basin.

At the rear of the ground floor is a bright and open kitchen/diner, ideal for both everyday living and entertaining. The kitchen features an L-shaped worktop with a stainless steel sink and drainer, four-ring gas hob, electric oven and space for a washing machine, dishwasher, and fridge freezer. There is excellent storage with cupboards both above and below the worktop. Direct access to the rear garden is available via the back door.

On the first floor, you will find the master bedroom, complete with Juliet balcony, built-in wardrobes and an en suite with a shower, w.c and basin with storage beneath.

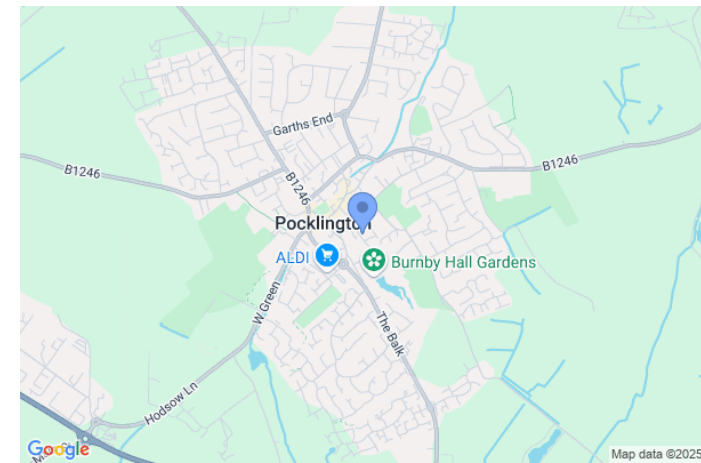
Also on this floor is a spacious and bright living room, featuring a bay window and an electric fire.

The second floor provides three further bedrooms, one of which benefits from an en suite shower room with w.c and basin with storage. The other two bedrooms are well-sized with one of them currently utilised as a home office.

A modern family bathroom completes the internal accommodation and includes a bathtub with handheld shower, w.c and basin with storage below.

Externally, the enclosed rear garden is beautifully maintained and features a patio seating area, ideal for outdoor dining and entertaining. A side gate provides convenient access to the front of the property.

Additional features include off-street parking and an integral garage with an electric roller door. The garage can also be accessed internally via a door from the hallway.





WELL PRESENTED TOWN HOUSE LOCATED WITHIN THE HEART OF POCKLINGTON





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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Reference: 2385

Environmental Impact (CO ₂) Ra		Current	Potential
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



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Approx. Gross Internal Floor Area 1384 sq. ft / 128.62 sq. m
Garage 151 sq. ft / 14.00 sq. m
Total 1535 sq. ft / 142.62 sq. m

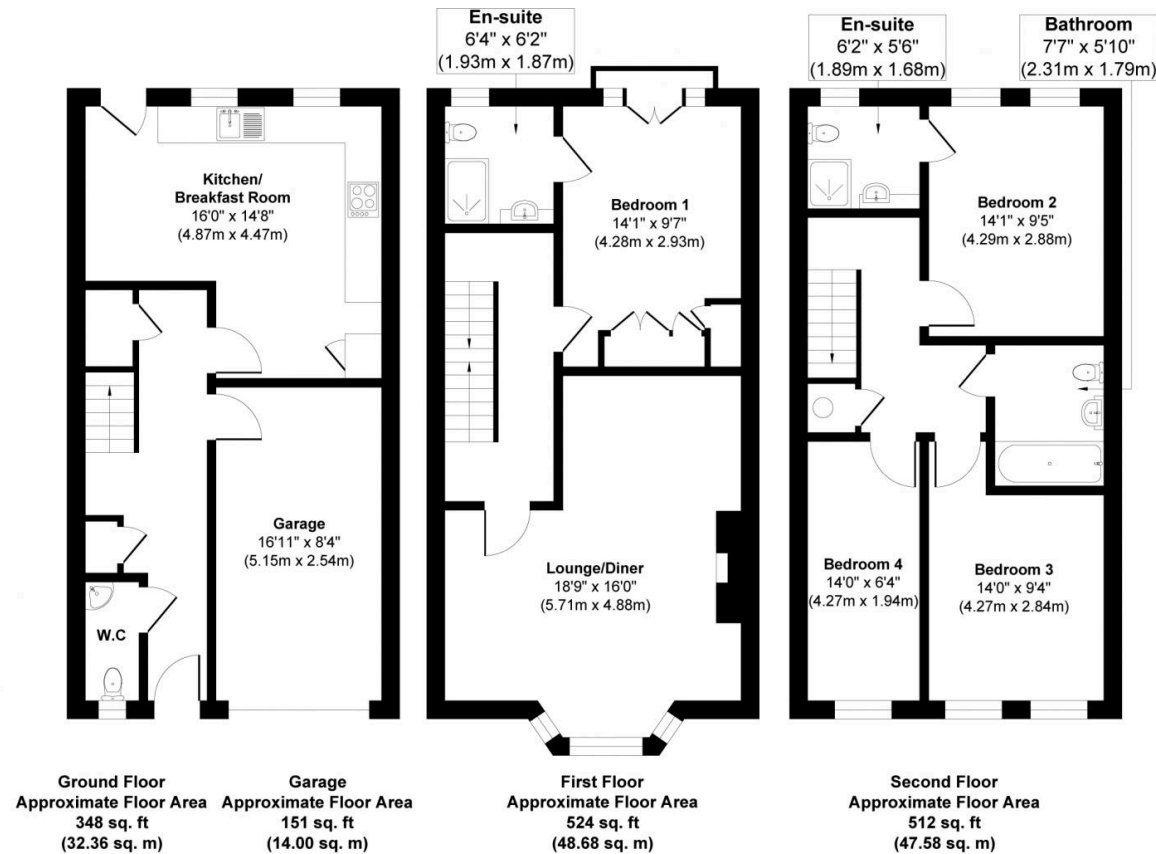


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