



Rowley Mews, Pocklington, York, North Yorkshire, YO42 2PP

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Spacious kitchen with appliances & storage • Living room with a gas fire & a lovely bay window • Four bedrooms, two with en-suite shower rooms • Family bathroom • Fully enclosed rear garden with artificial grass & raised decking • Garage with an electric door • Additional parking on the drive • EPC = C

Guide Price £255,000

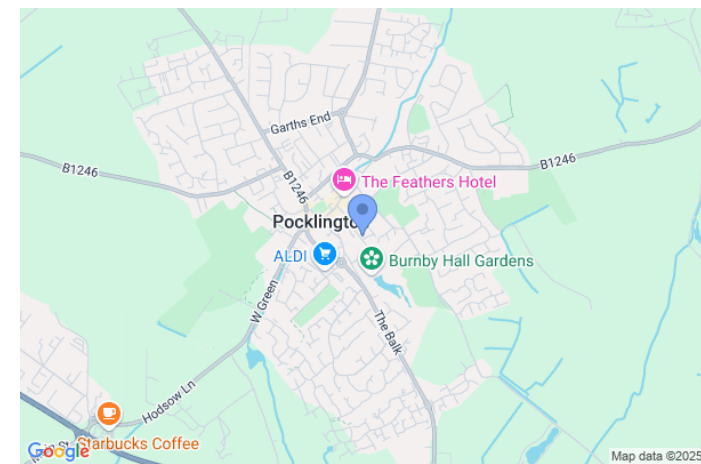
Located only a short walk from the centre of Pocklington and all its amenities, is this beautifully presented four bedroom family home. If you are looking to move in without the need to carry out any work then you will not be disappointed as it has been fully re-decorated and had new carpets fitted throughout. Pocklington benefits from a range of eateries, bars, shops, a sports centre, a modern doctors surgery and a bus station which provides a regular service to York, Beverley and Hull. The property is offered to the market with No Onward Chain so an early viewing is highly recommended to fully appreciate everything it has to offer.

On entering you will see that the hallway is spacious with a w/c on the left, a storage cupboard immediately adjacent, stairs rising to the first floor and an understairs storage cupboard just beyond. A door at the end of the hallway opens into the kitchen/diner which is not only a very good size but comprises of a L shaped worktop, stainless steel sink with drainer, four ring gas hob, single oven, numerous storage units and space for various other white goods including a fridge/freezer. In addition, there is space for a dining table with chairs, whilst a door at the rear opens to the garden.

To the first floor you will find the living room which is substantial in size and benefits from a lovely bay window that allows an abundance of natural light to enter. There is an electric fire at the centre of the room, perfect for the colder winter months. There is a double bedroom at the other end of the landing which has a Juliet balcony and an en-suite comprising corner shower, low level w/c and hand basin with storage below.

The second floor comprises of three further bedrooms, one of which has an en-suite shower room. A family bathroom comprising bath with shower over, low level w/c and a hand basin with storage below completes the internal accommodation.

Artificial grass with gravel borders has been laid in the rear garden, whilst a raised decking area provides the perfect place for entertaining guests in the summer months. To the front of the property you will find a single garage with an electric door and further off street parking on the drive.

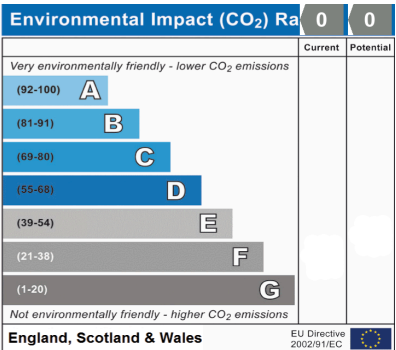
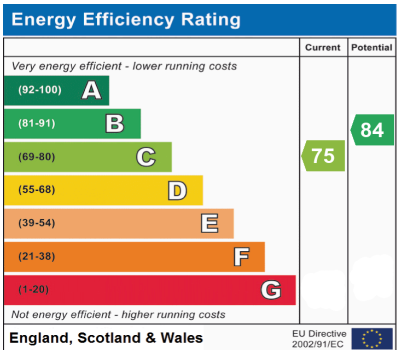




A SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Rowley Mews, Pocklington, York, North Yorkshire, YO42 2PP
Reference: 2327

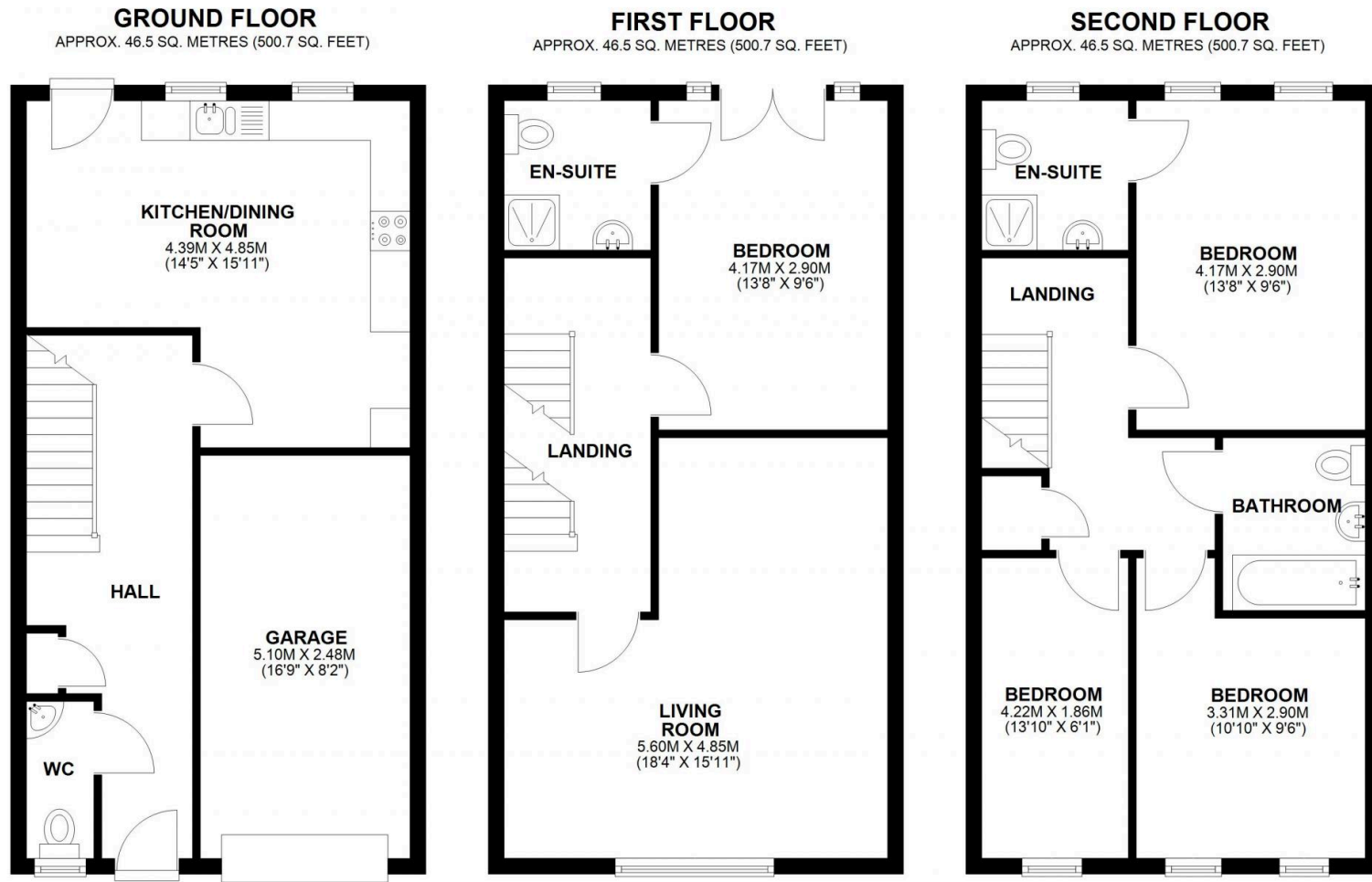


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Offices in **York, Pocklington and Market Weighton**

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TOTAL AREA: APPROX. 139.6 SQ. METRES (1502.2 SQ. FEET)

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