



ROB LETTS

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Ropery Walk, Pocklington

Guide Price £250,000

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Offering far more space than you might expect, this three-bedroom townhouse sits in a highly convenient position close to the centre of Pocklington.

Arranged over three floors, the property provides flexible accommodation that works brilliantly for modern living. The ground floor includes a welcoming hallway, utility room, a double bedroom with French doors to the garden and its own en-suite shower room. The integral garage has been part-converted, with the front garage door retained to allow useful storage, while the rear section now offers a versatile hobby room, office, gym or playroom.

On the first floor, there is a bright and generous sitting room, along with a practical kitchen and dining area, plus a separate WC. The second floor offers two further double bedrooms, including a main bedroom with built-in furniture and en-suite shower room, alongside the family bathroom.

Outside, the property benefits from driveway parking, an additional block-paved parking space and an enclosed, low-maintenance rear garden with patio areas.

With three double bedrooms, two en-suites, flexible extra space and a location so close to Pocklington town centre, this is a home that deserves a closer look.

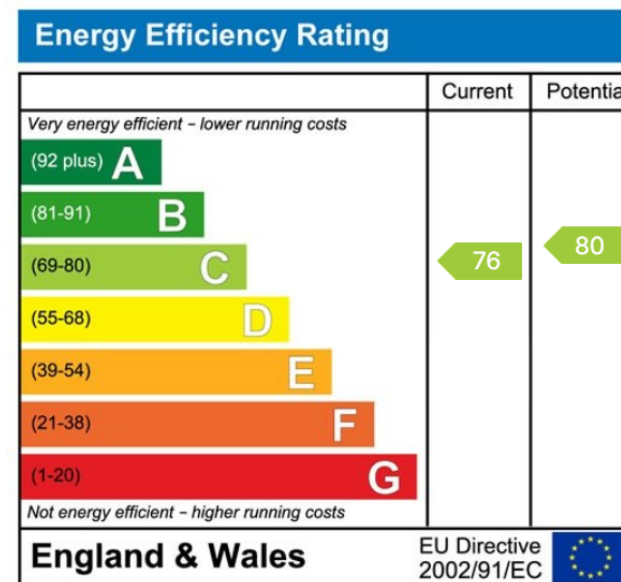




TOTAL FLOOR AREA: 1420 sq ft (131.9 sq m) approx.

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.
Made with Neoplan (2020)

- Four bedroom town house
- Two en-suite shower rooms, plus family bathroom
- Part-converted garage for flexible storage
- Flexible hobby room, office or gym.
- Driveway parking and additional parking space
- Spacious first floor sitting room
- Kitchen and dining area overlooking the rear garden
- Enclosed, low-maintenance rear garden
- Excellent location close to Pocklington town centre
- When enquiring about this property please quote ref: RL0918



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