



ROPERY WALK, POCKLINGTON YO42

£245,000



An impressive modern townhouse with a private garden and allocated car spaces, perfectly tucked away in a private position and centrally located for quick access to the town centre.

This is a wonderful and stylish home which is presented in excellent condition. The property has fantastic accommodation of about 925 sqft and is perfectly enhanced for modern living, whilst being situated within a charming and historic market town on the edge of the Yorkshire Wolds. An accessible location, with easy access to the many amenities this town has to offer. Nicely located at the end of this no-through road development, the position offers a high degree of privacy.

This desirable property has outstanding accommodation with high quality and tasteful fixtures. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining. It is in an ideal position, located a short walk from the town centre with its superb selection of independent retailers. The house benefits from beautiful reception space and three bedrooms.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band C	<b>EPC Rating</b> Band B
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# Property Description.

The entrance hall leads into the impressive open plan kitchen with dining area and the sitting room beyond. The modern and tasteful kitchen in gloss grey offers the perfect sociable space for entertaining and provides a modern range of wall and base units incorporating a fridge freezer, slimline dishwasher, washing machine, electric oven, and hob.

There is space for a dining area by the kitchen which flows into the sitting room where there are double glass doors leading into the attractive garden. The dual aspect provides an abundance of natural light. Two spacious and useful cupboards are located on the ground floor and a WC with modern white fittings is positioned by the front entrance.

The first floor has two double bedrooms, the rear bedroom has two windows where the private and attractive views over gardens can be enjoyed, and the family bathroom has modern white fittings and a heated towel rail.

The second floor has the principal bedroom with an en-suite shower room, tastefully designed with high quality fittings.

The house benefits from double glazing throughout and an excellent EPC rating

This attractive home has many fantastic qualities and with its neutral and welcoming decor throughout, the house is ready to be enjoyed by a new owner.

This is a versatile and nicely proportioned property, making it a perfect home.







## Outside.

There is a pretty and enclosed north and west facing garden to the rear. This has lawn, a patio by the sitting room doors, a raised vegetable bed and a useful side access leading to the front. There is a tap to the front and the rear benefits from outdoor electricity sockets. There are three to four car parking spaces to the front, with a generous area for turning. There is gated side access allowing access from the front to the rear.

## Services.

Mains services are installed. Gas fired central heating.

## Directions.

Postcode – YO42 2BF

For a precise location, please use the What3words App [///cloak.lecturers.monks](https://www.what3words.com/)







## Location.

Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

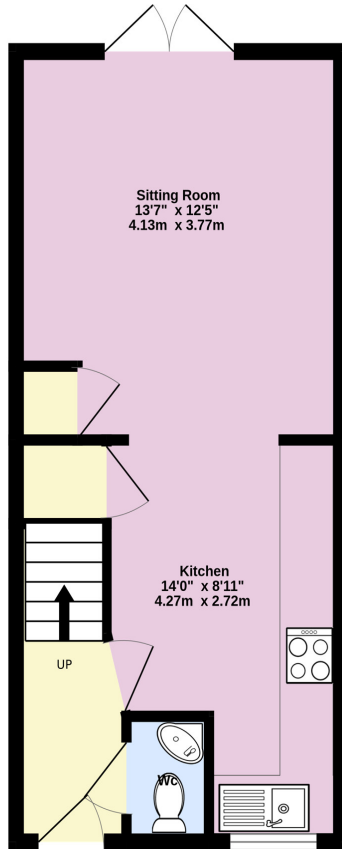
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

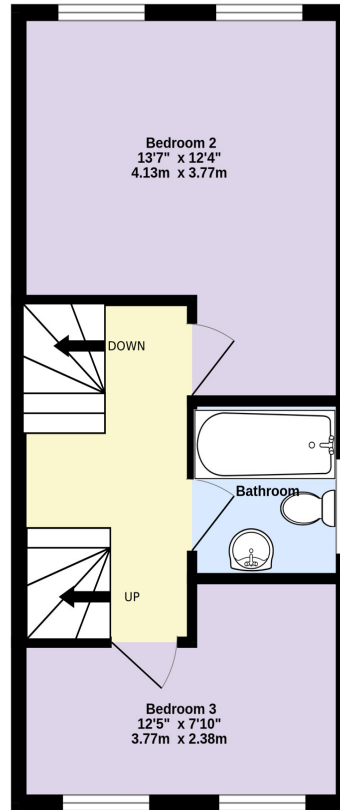
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



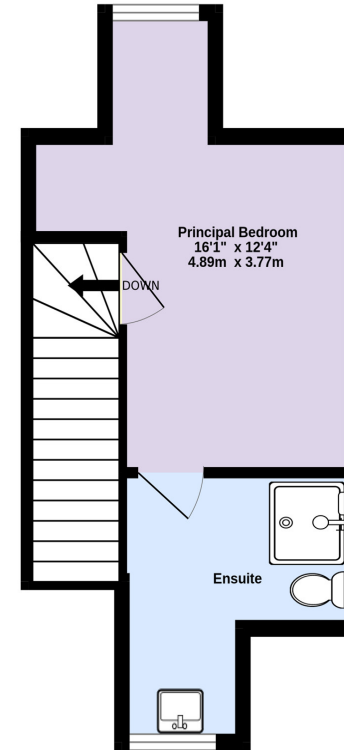
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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