



Ropery Walk | Pocklington | £230,000

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34 Ropery Walk, Pocklington, YO42 2BF

£230,000

ACCOMMODATION COMPRISES

Storm porch with courtesy light and store, front door leading to;

HALLWAY

Stairs leading to first floor, cupboard housing hot water cylinder and additional storage cupboard, recessed ceiling spotlights, radiator.

UTILITY

Fitted base units with worktops above, plumbing for washing machine. Stainless steel sink and drainer, radiator.

GUEST BEDROOM

9' 10" x 12' (3m x 3.66m)

Window to rear aspect, French doors to rear. Radiator.

ENSUITE

Window to rear aspect. White suite comprising shower, WC and vanity unit with inset basin. Part tiled walls, radiator.

FIRST FLOOR LANDING

Stairs leading to second floor.

WC

White suite comprising WC and vanity unit with inset basin. Radiator.

SITTING ROOM

12' 10" x 16' 3" (3.91m x 4.95m)

Two windows to front aspect.

Engineered wood flooring, radiator.

DINING ROOM

10' x 8' 7" (3.05m x 2.62m)

Window to rear aspect. Laminate flooring, radiator. Opening to;

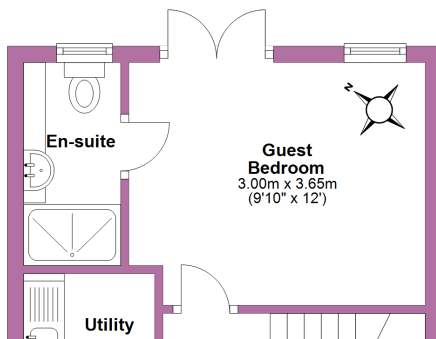
KITCHEN

12' 4" x 7' 4" (3.76m x 2.24m)

Window to rear aspect. Range of fitted wall and base units with worktops, cupboard housing central heating boiler, plumbing for dishwasher. Five ring gas hob with extractor over and gas oven below. One and a half bowl stainless steel sink and drainer, recessed ceiling spotlights.

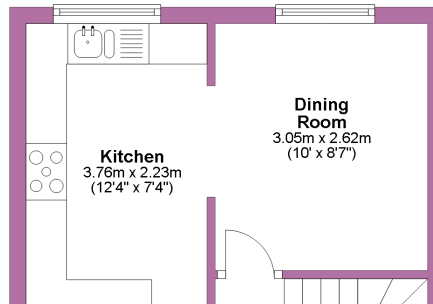
Ground Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



First Floor

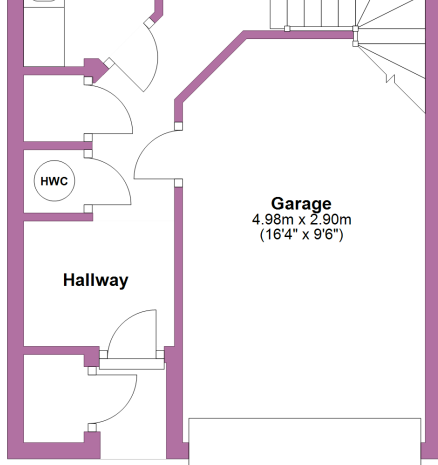
Approx. 45.1 sq. metres (484.9 sq. feet)



Second Floor

Approx. 43.2 sq. metres (465.3 sq. feet)





SECOND FLOOR LANDING

Doors to all rooms.

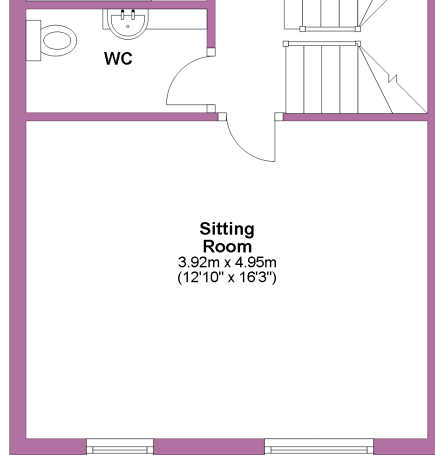
MASTER BEDROOM

12' 10" x 10' 5" (3.91m x 3.18m)

Window to front aspect. Range of fitted bedroom furniture, engineered wood flooring, radiator.

ENSUITE

Velux roof window to front. White suite comprising shower, WC and vanity unit with inset basin. Part tiled walls, radiator.



BEDROOM TWO

10' 1" x 8' 7" (3.07m x 2.62m)

Window to rear aspect. Engineered wood flooring, radiator.

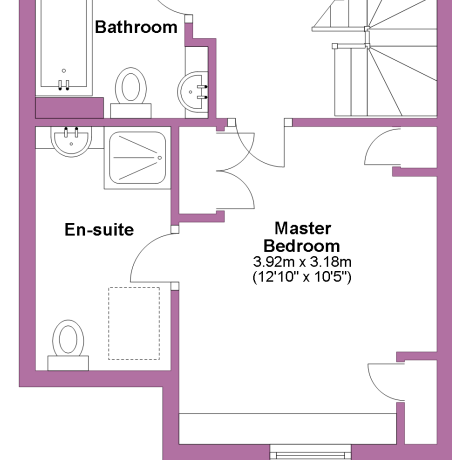
BEDROOM THREE

10' 1" x 7' 5" (3.07m x 2.26m)

Window to rear aspect. Radiator.

BATHROOM

White suite comprising bath with shower attachment, WC and vanity unit with inset basin. Part tiled walls, radiator.



OUTSIDE

The front of the property is laid to lawn with a driveway leading to the integral garage. The rear garden is laid to lawn with a paved patio area and planted borders.

GARAGE

16' 4" x 9' 6" (4.98m x 2.9m)

Up and over door to front, light and power.

These particulars, including all measurements, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. No services or appliances mentioned in these particulars have been tested by the agent. Floor plans are provided for illustrative purposes only. Floor area based on EPC report and, where stated, potential yield figures are based on 12 (months) x the possible achievable rent divided by the asking price. Dec 2020

Energy Rating	79 C	Council Tax	C	Heating	GAS
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