CLUBLEYS

3, Ropery Walk, Pocklington, YO42 2BF
£227,500







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ABOUT THE PROPERTY

Ideally positioned within easy reach of Pocklington town centre, 3 Ropery Walk is a generously proportioned four-bedroom townhouse offering versatile accommodation arranged over three floors. The property presents an excellent opportunity for buyers to put their own stamp on a spacious and flexible home and is priced to reflect the work that is required.

The accommodation lends itself perfectly to modern family life, with plenty of scope for guests, home working or hobbies. On the ground floor, a welcoming entrance hall provides useful storage and leads to a separate utility room. Also on this level is a generous double bedroom with an en-suite shower room and French doors opening directly onto the rear garden. This versatile room could be ideal as a guest suite, teenager's bedroom or private space for an older family member.

The first floor forms the main living space, with a generous sitting room positioned to the front, featuring two windows which allow plenty of natural light. To the rear is the kitchen and dining area, offering a practical space for both everyday dining and entertaining. The kitchen is fitted with a range of units and work surfaces, together with a gas hob, electric oven and space for a dishwasher. A separate WC completes this floor.

The second floor provides three further bedrooms. The main bedroom is positioned to the front and benefits from built-in furniture and an en-suite shower room. To the rear are two additional bedrooms, one with fitted wardrobes, alongside the family bathroom.

Integral garage and gardens to the rear. Offered with no chain.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding Council Tax Band D
Band: D

ENTRANCE HALL
3.58m x 1.85m (11'8" x 6'0")
Entered via a front entrance door, storage cupboard, radiator, airing cupboard housing hot water cylinder and stairs to the first floor accommodation.

UTILITY
1.64m x 1.86m (5'4" x 6'1")
Fitted base units with stainless steel sink unit, plumbing for a washing machine, extractor fan and a radiator.

GUEST BEDROOM TWO
3.63m x 2.98m (11'10" x 9'9")
Double doors to the rear elevation, double glazed window to the rear elevation and radiator.

EN-SUITE SHOWER ROOM
1.22m x 2.45m (4'0" x 8'0")
Fitted suite comprising shower cubicle, hand basin with mixer taps set in vanity unit, low flush WC, radiator and a opaque double glazed window to the rear elevation.

FIRST FLOOR ACCOMMODATION

SITTING ROOM
4.98m x 3.96m (16'4" x 12'11")
Electric fire, two double glazed windows to the front elevation, radiator and coving to the ceiling.

CLOAKROOM/WC
2.25m x 1.25m (7'4" x 4'1")
Fitted suite comprising low flush WC, hand basin set in vanity unit, extractor fan and a radiator.

DINING ROOM
3.06m x 2.62m (10'0" x 8'7")
Double glazed window to the rear elevation, coving to the ceiling, and a radiator.
Archway leading to the kitchen.

FITTED KITCHEN
2.82m x 2.23m (9'3" x 7'3")
Fitted with range of wall and floor units, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring gas hob, integrated electric oven, plumbing for a dishwasher, wall mounted Ideal gas central heating boiler, extractor fan, radiator and a double glazed window to the rear elevation.

SECOND FLOOR ACCOMMODATION

MASTER BEDROOM
3.96m x 3.21m (12'11" x 10'6")
Double glazed window to the front elevation and radiator.

DRESSING AREA
2.00m x 1.66m (6'6" x 5'5")

EN-SUITE SHOWER ROOM
1.87m x 1.67m (6'1" x 5'5")
Fitted suite comprising shower cubicle, low flush WC, hand basin set in vanity unit, radiator, extractor fan, and a opaque double glazed window to the front elevation.

BEDROOM THREE
3.03m x 2.60m (9'11" x 8'6")
Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM
1.87m x 2.02m (6'1" x 6'7")
Fitted suite comprising bath with mixer taps and shower attachment and shower screen, hand basin set in vanity unit, low flush WC, extractor fan, and a radiator.

BEDROOM FOUR
3.05m x 2.26m (10'0" x 7'4")
Double glazed window to rear elevation, radiator.

OUTSIDE
Enclosed rear garden which is mainly laid to lawn with patio seating area.

INTEGRAL GARAGE
4.99m x 2.92m (16'4" x 9'6")
Remote controlled roller doors, with power and light is connected.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains Gas, Water, Electricity and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band D.

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AI STAGED











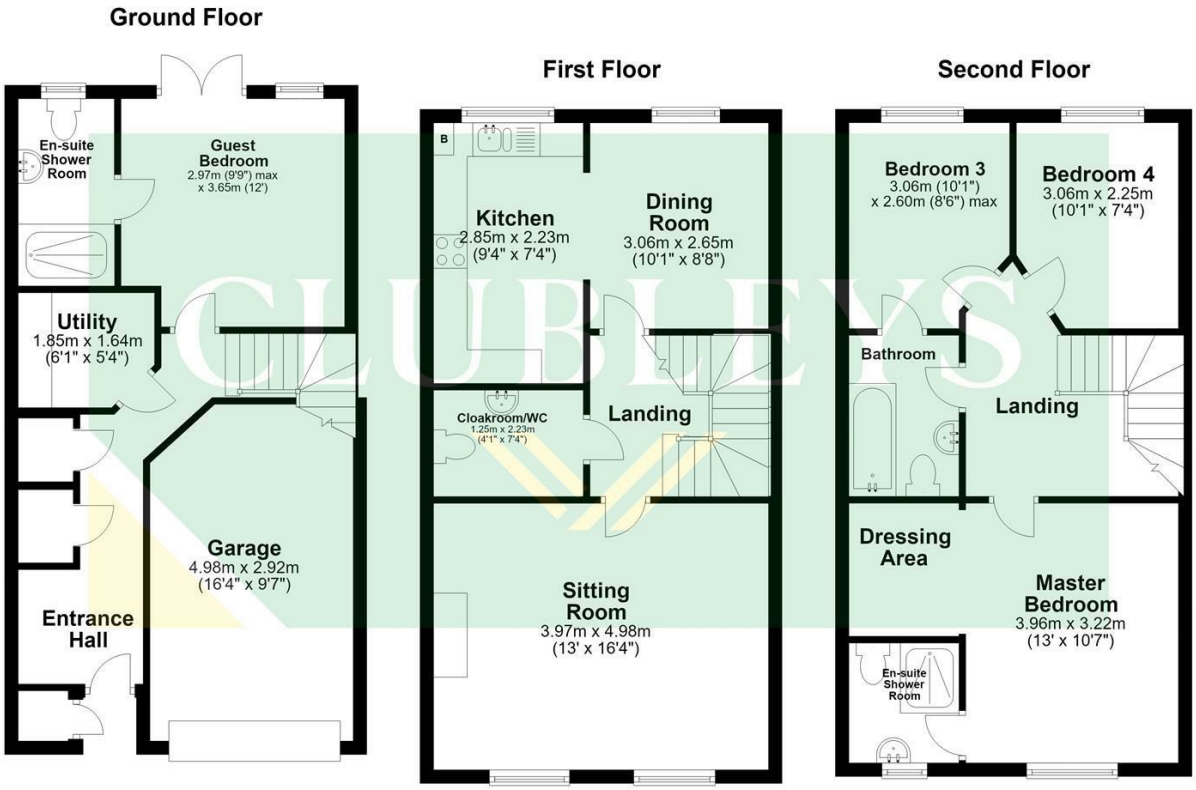

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

CLUBLEYS

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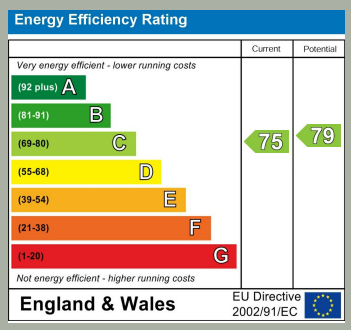

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.