

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£120,000

12 Stewart Court, The Balk, Pocklington, York, YO42 2ND

**** UNIQUELY LOCATED RETIREMENT APARTMENT ****

This well presented, modern apartment is spacious and neutrally decorated throughout. Close to Burnby Hall Gardens, the property is uniquely situated being south-west facing with views along a popular tree-line road and nearby shops, perfect for sitting with a cuppa and watching the world go by. The property, built exclusively for the over 55's, briefly comprises entrance hall with stairs leading to inner hallway, living room, kitchen, bedroom, and shower room.

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

Bedrooms Bathrooms Receptions

1

1

1



POCKLINGTON

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ACCOMMODATION

ENTRANCE HALL

Entrance door, radiator, emergency pull-cord, stairs off leading to first floor.

INNER HALLWAY

Storage cupboard off, loft access point, emergency pull-cord.

KITCHEN

3.28m x 2.16m (10'9" x 7'1")



Modern white fitted kitchen with black work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, dishwasher, electric oven with extractor fan over, radiator, emergency pull-cord.

LIVING ROOM

3.78m x 3.21m (12'4" x 10'6")

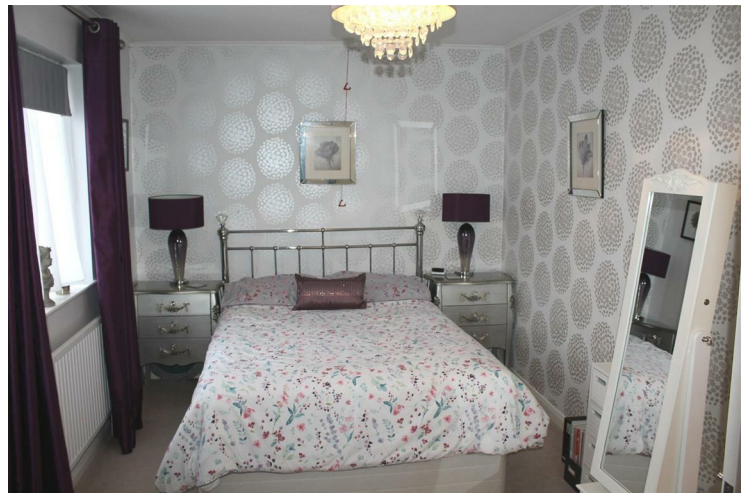


Television point, ceiling coving, emergency pull-cord.



BEDROOM

4.70m x 2.67m (15'5" x 8'9")



Fitted wardrobes, storage cupboard housing Vaillant gas central heating boiler, radiator, emergency pull-cord.

SHOWER ROOM

1.83m x 1.77m (6'0" x 5'9")



Modern suite with low-flush W/C, wash basin set in white vanity unit with mixer tap, shower cubicle with plumbed shower, heated ladder towel rail, tiled walls, emergency pull-cord.

OUTSIDE



Communal car parking.

ADDITIONAL INFORMATION

We are advised by our vendor there is a combined ground rent and service charge payment of £147.62 per calendar month for garden maintenance, window cleaning, outside painting, building insurance, guttering cleaning etc. The payment is to be paid on the 1st of every month .

A copy of the lease is available in this office.

SERVICES

Mains water, gas, electricity, and drainage are connected to the property.

Gas central heating.

COUNCIL TAX

Council Tax Band B.

TENURE

The property is leasehold (99 years from 1991).

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

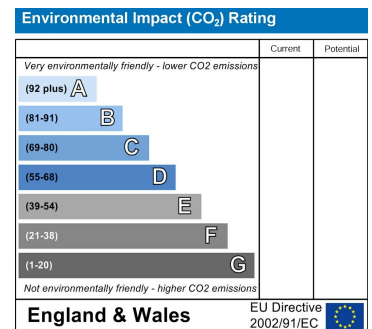
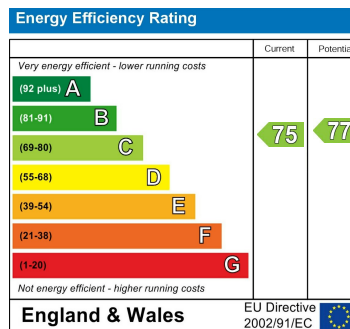
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan

