

**Richardson Place, Pocklington York YO42 1DA** 

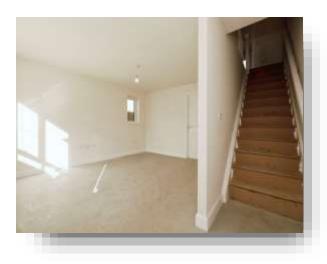


# welcome to

# Richardson Place, Pocklington York

A superb, three bedroom semi detached home, situated in the sought after market town of Pocklington. This is a fantastic opportunity for those first time buyers, looking to get on to the property ladder.













#### **Fees And Charges**

Fees and charges: "£151.60pa - Estate Charge (payable to Barratt David Wilson Homes "£186.49pa - Buildings Insurance (estimated) "£27.97pa - Management charge (estimated) "2.75% of the value of the property not owned -Shared ownership rent

"Illustrative examples of total charges and how they can vary depending on percentage share owned, are shown below

If you purchased 10% of the property you would pay the following: "£29,500 - Purchase price "£7301.25pa - Shared ownership rent "£366.06pa - Estate, Building Insurance and Management Charges "£7667.31pa - Estimated Total "£638.94pm - Monthly Equivalent

If you purchased 45% of the property you would pay the following: "£132,750 - Purchase price "£4461.88pa - Shared ownership rent "£366.06pa - Estate, Building Insurance and Management Charges "£4827.94pa - Estimated Total "£402.33pm - Monthly Equivalent

If you purchased 75% of the property you would pay the following: "£221,250 - Purchase price "£2028.13pa - Shared ownership rent "£366.06pa - Estate, Building Insurance and Management Charges "£2394.19pa - Estimated Total "£199.52pm - Monthly Equivalent

#### Lounge

11' 9" + recess x 14' 5" ( 3.58m + recess x 4.39m ) **Kitchen** 11' 9" + recess x 14' 5" ( 3.58m + recess x 4.39m ) **Bedroom One** 9' 10" max x 15' 1" max ( 3.00m max x 4.60m max ) **Bedroom Two** 7' 6" x 13' 5" ( 2.29m x 4.09m ) **Bedroom Three** 9' 7" x 7' 3" ( 2.92m x 2.21m ) **Bathroom** 6' 2" x 7' 6" ( 1.88m x 2.29m )



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalisgent.com



view this property online williamhbrown.co.uk/Property/YOR109296



## welcome to

## **Richardson Place, Pocklington York**

- A SUPERB THREE BEDROOM HOME
- A FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS
- A CHOICE OF SHARED OWNERSHIP OPTIONS
- OFF STREET PARKING
- LOCATED IN A SOUGHT AFTER MARKET TOWN

Tenure: Freehold EPC Rating: Awaited

shared ownership

£73,750





### view this property online williamhbrown.co.uk/Property/YOR109296



Property Ref:

YOR109296 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01904 621138



York@williamhbrown.co.uk

48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk



postcode not the actual property