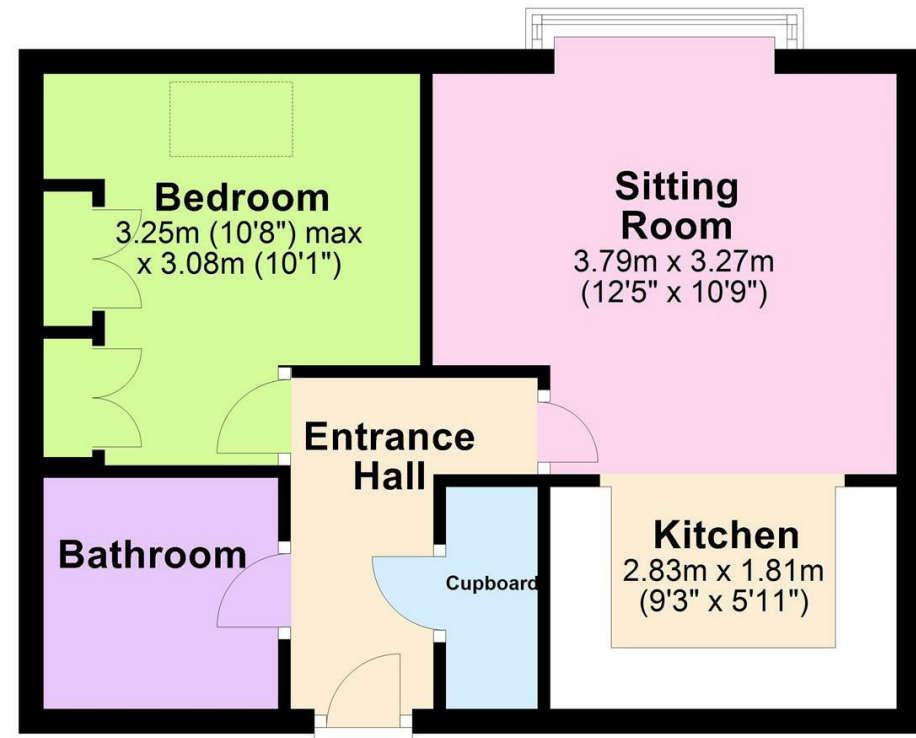


## Ground Floor



### 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.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

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

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

### 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.

### 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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.



17, Betterton Court,  
Pocklington, YO42 2ET  
£79,000



ONE BEDROOM second floor apartment built exclusively for the over 55's, located close to the TOWN CENTRE.  
The accommodation comprises: Entrance Hall, Sitting Room, Kitchen, one bedroom with fitted bedroom furniture and Bathroom. Sealed unit double glazing. Electric Heating and communal car parking to the rear.

This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.



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**ENTRANCE HALL**

Airing cupboard housing hot water cylinder and immersion heater, night storage heater, access to loft

**LOUNGE**

3.27m x 3.78m (10'8" x 12'4" )

Two wall light points, night storage heater, television and telephone point and ceiling coving.

**KITCHEN**

2.83m x 1.82m (9'3" x 5'11" )

Fitted with wall and floor units, recently fitted electric oven and electric hob, plumbing for automatic washing machine, sink unit, extractor fan and part tiling.

**BEDROOM ONE**

3.25m x 3.08m (10'7" x 10'1" )

Treble fitted wardrobes, bedside drawers, night storage heater , power points and sealed unit window to the front elevation.

**BATHROOM**

Coloured suite comprising panelled bath, low flush WC pedestal had basin, part tiled, extractor fan ,electric heater and shaver point,

**COMMUNAL CAR PARKING****ADDITIONAL INFORMATION****SERVICE CHARGES**

Ground Rent £150.00 per year

Monthly service charge £111.26 Per calendar month - Includes building insurance, window cleaning, outside painting, gutter cleaning etc. Copy of lease available.

**APPLIANCES**

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

**SERVICES**

Mains Water, electricity and drainage. Telephone connection to renewal by British Telecom.

