

CLUBLEYS



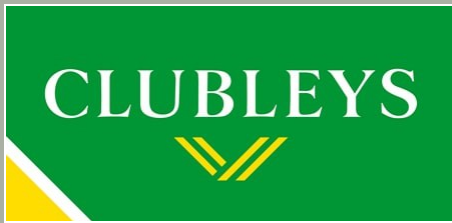
6 & 6a, Chapmangate,
Pocklington, YO42 2AZ

£175,000



Rare opportunity, we offer to the market a useful suite of ground floor retail unit/office space situated within close proximity to the town centre. Approximately 44.13 sq.m of space. Kitchen & W.C facilities with electric heating., together with a one bedroom first floor flat with kitchen, lounge and en-suite shower room.
Excellent rental opportunity with the potential of generating £14,292 per annum.

FREEHOLD East Riding of Yorkshire Council - Council Tax Band A



Tenure: Freehold
East Riding of Yorkshire Council
Band: A

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

THE ACCOMMODATION COMPRISES;

RECEPTION

2.36 x 1.61 (7'9" x 5'3")
UPVC front entrance door, electric heater and laminate flooring.

CLOAKROOM/WC

Wash hand basin and low level WC.

RETAIL AREA/OFFICE

3.52 x 3.63 (11'7" x 11'11")
Coving to ceiling and spotlighting.

RETAIL AREA/OFFICE

Electric heater. Step upto;

OFFICE

3.34 x 3.62 (10'11" x 11'11")

KITCHEN

1.31 x 3.33 (4'4" x 10'11")
Stainless steel sink unit, wall cupboards and velux window.

STAIRS TO FIRST FLOOR

FITTED KITCHEN

1.96m x 2.71m (6'5" x 8'10")
Having stainless steel sink unit, electric cooker and wall cupboards.

LOUNGE

3.50m x 3.59m (11'5" x 11'9")
Electric heater and sliding sash double glazed window to front elevation.

BEDROOM

3.30m x 3.59m (10'9" x 11'9")
Electric heater and double glazed window to rear elevation.

EN-SUITE SHOWER ROOM

1.54m x 2.16m (5'0" x 7'1")
Fitted suite comprising enclosed shower cubicle, WC, hand basin and fitted cupboard.

ADDITIONAL INFORMATION

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band A.

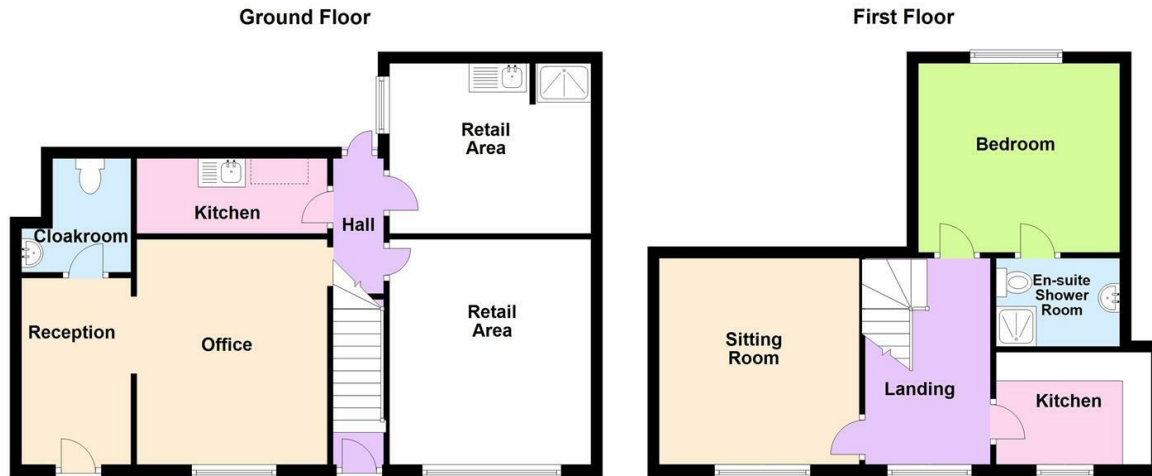
APPLIANCES

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

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.





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

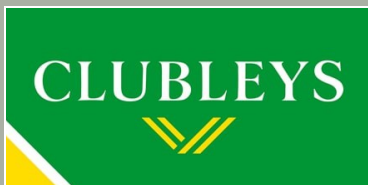
FREE VALUATIONS FOR SALE

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.



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 pocklington@clubleys.com
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.