

10, Stewart Court, The Balk,  
Pocklington, YO42 2ND  
£150,000



A spacious GROUND FLOOR flat built exclusively for the over 55's. Features include sitting room, kitchen, two bedrooms, shower room, gas heating system. Communal car parking. Close to Pocklington town centre and all the local amenities. There is no forward chain and viewing is strictly by appointment via the selling agents.

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



Tenure: Leasehold  
East Riding of Yorkshire  
BAND: B

#### ENTRANCE HALL

3.28m x 0.98m (10'9" x 3'2")

Entered via front entrance door, having laminate flooring and radiator.

#### SITTING ROOM

2.86m x 4.15m (9'4" x 13'7")

Double glazed window to the front elevation, laminate flooring, coving to ceiling, radiator and double glazed window to the side elevation.

#### FITTED DINING KITCHEN

2.26m x 3.84m (7'4" x 12'7")

Matching arrangement of floor and wall cupboards, stainless steel sink unit, space for cooker, Ideal gas fired boiler in concealed cupboard, side external door and double glazed window to the front elevation.

#### INNER HALLWAY

Laminate flooring.

#### BEDROOM ONE

2.94m x 3.60m (9'7" x 11'9" )

Fitted wardrobes, under stairs cupboard and triple glazed window to the side elevation.

#### BEDROOM TWO

1.97m x 2.87m (6'5" x 9'4" )

Radiator and double glazed window to the side elevation.

#### SHOWER ROOM

Fitted suite comprising walk in shower, low flush WC, hand basin, chrome radiator and opaque double glazed window to the side elevation.

#### ADDITIONAL INFORMATION

The service charge is now £159 pcm

There are 65 years of the lease remaining, starting in 1990.

This includes garden maintenance, window cleaning, outside painting, building insurance, guttering cleaning etc.

#### APPLIANCES

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

#### SERVICES

Mains Gas, Water, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band B.



## 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

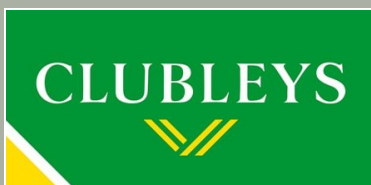
### FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

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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.