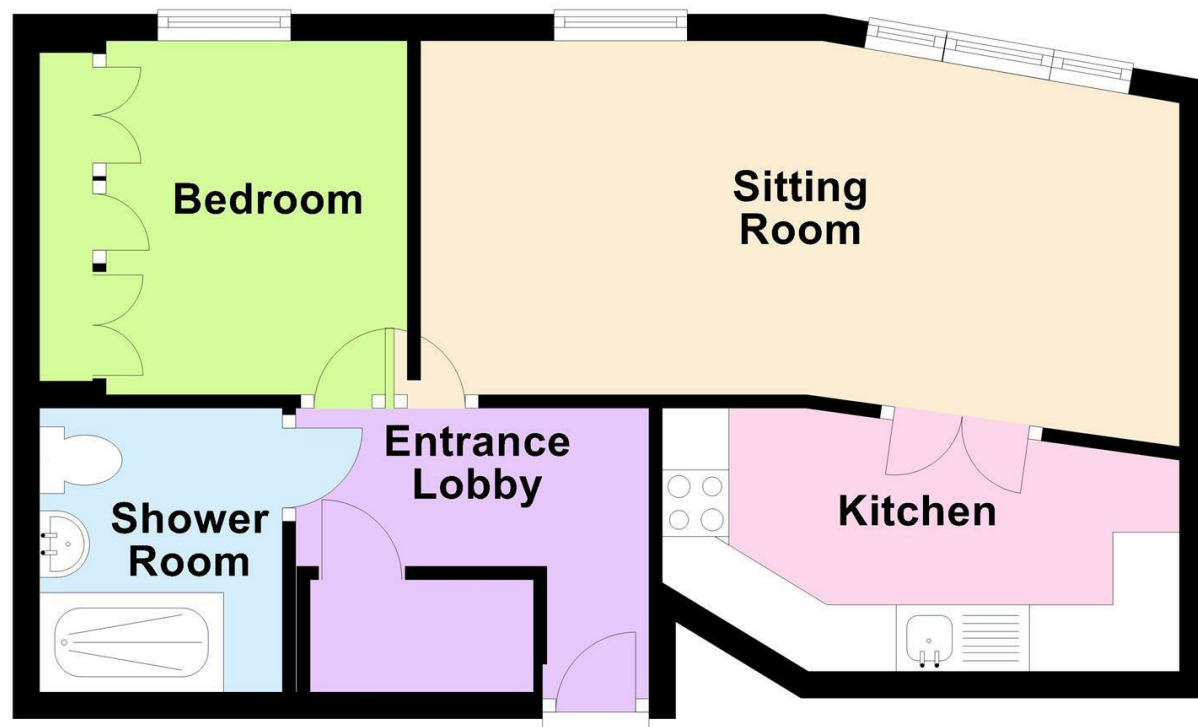


Ground Floor



3, Betterton Court,
Pocklington, YO42 2ET
£80,000



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

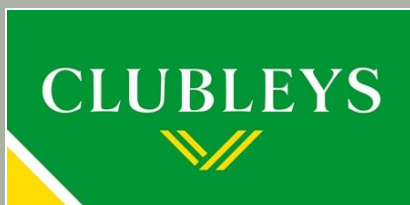
FREE VALUATIONS FOR SALE

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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2AH
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	81
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.

A spacious one bedroom GROUND FLOOR flat built exclusively for the over 55's. This spacious flat is perfectly positioned for a short walk into Pocklington Town Centre. The accommodation comprises; entrance hall, spacious sitting room, kitchen, bedroom and shower room. Communal Parking. OFFERED WITH NO CHAIN. This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.



www.clubleys.com



ENTRANCE LOBBY

Entered via front entrance door, wall mounted electric convector heater with timer and cupboard housing hot water cylinder.

FITTED KITCHEN

3.08m x 2.21m (10'1" x 7'3")

Fitted with floor cupboards, stainless steel sink unit with mixer tap, built in hob with extractor hood over, fridge/freezer and washer dryer.

SITTING ROOM

5.40m x 2.89m (17'8" x 9'5")

Sliding windows to the front elevation and night storage heater.

BEDROOM

3.42m x 2.76m (11'2" x 9'0")

Fitted wardrobes, wall mounted electric convector with timer and sliding window to the front elevation.

SHOWER ROOM

2.13m x 1.32m (6'11" x 4'3")

Fitted suite comprising walk in shower with seat, vanity hand basin, low flush WC, electric heated towel rail and fully tiled walls and floor.

ADDITIONAL INFORMATION**SERVICE CHARGES**

Ground Rent £150.00 per year

Monthly service charge £111.64 Per calendar month - Includes building insurance, window cleaning, outside painting, gutter cleaning etc. Copy of lease available.

SERVICES**APPLIANCES**

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

