

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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£135,000



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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		60	60
(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.

An interesting opportunity has arisen to acquire this luxury one bedroomed first floor apartment, converted in 2020 by a local developer/builder. This bright, modern and well presented apartment is an ideal purchase for a first time buyer/ investor or holiday home/bolt hole. Finished to a high standard with fitted kitchen with built in oven and extractor fan over, lounge/dining room, good sized double bedroom and a well-equipped bathroom with bath and shower over. There is an allocated car parking space with electric vehicle charging point. Offered with the advantage of no forward chain. This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band A.



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LIVING/DINING ROOM

3.44m x 3.30m (11'3" x 10'9")

Timber framed sealed unit window to the front and side elevation, laminate flooring, electric radiator and access to loft.

KITCHEN AREA

3.74m x 1.84m (12'3" x 6'0")

Fitted with a contemporary range of base and wall cupboards with work surfaces, built in Lamona single oven, Lamona black touch control ceramic hob with Lamona extractor fan over, stainless steel sink unit, space for washing machine, space for fridge and cupboard concealing hot water cylinder.

BEDROOM ONE

3.39m x 2.95m (11'1" x 9'8")

Timber framed sealed unit window to the side elevation and electric radiator.

BATHROOM

1.65m 1.95m (5'4" 6'4")

Well appointed bathroom suite comprising bath with shower over, low flush WC with soft close seat, wall mounted hand basin and electric towel rail.

OUTSIDE

Communal gravelled area with bin and bike store.

ONE CAR PARKING SPACE

One car parking space with electric charging point.

ADDITIONAL INFORMATION

LEASEHOLD

The length of the lease is 999 years starting in 2020. The lease is £674.74 per annum this includes communal cleaning, general repairs and maintenance, building insurance, emergency lighting and fire system. £216.66 per annum for the insurance.

There is also a £100 per annum for the ground maintenance.

For full details please contact the selling agents.

SERVICES

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

APPLIANCES

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

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band A.

