



2, Chartwell Court,
Pocklington, YO42 2PW
£110,000



****PRIME INVESTMENT OPPORTUNITY** with tenants in occupation under a short hold tenancy agreement** A Spacious Two bedroomed ground floor apartment close to the centre of Pocklington. Entered via a Communal Entrance Hall, Entrance by personal entry-phone system, Entrance Hall, Sitting Room, Fitted Kitchen with cooker, Two Bedrooms and Bathroom. Electric Heating. UPVC Double Glazing. Off street parking.

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



Tenure: Leasehold
East Riding of Yorkshire
BAND: B

COMMUNAL ENTRANCE HALL

Entrance to the flats is by speaker phone connected to the individual flats.

ENTRANCE HALL

Dimplex wall mounted heater. Entry-phone system. Power points. Walk in cupboard with hot water tank, immersion heater and fitted shelf.

SITTING ROOM

4.47 x 3.36 (14'8" x 11'0")

Two Dimplex wall mounted wall heaters. Power points. TV aerial point. Telephone point.

KITCHEN

2.12 x 2.08 (6'11" x 6'10")

Fitted with wall and floor units. Stainless steel sink unit. Whirlpool electric oven and hob with extractor over. Work surfaces. Part tiled. Power points and appliance points. Plumbed for an automatic washing machine. Vinyl flooring.

BEDROOM ONE

4.45 x 3.54 max (14'7" x 11'7" max)

Dimplex wall mounted heater. Power points.

BEDROOM TWO

2.35 x 3.25 (7'9" x 10'8")

Dimplex wall mounted heater. Power points.

BATHROOM

White suite comprising of panelled bath with mixer taps and shower attachment. Pedestal hand basin. Low flush WC. Part tiled. Shaver point. Extractor fan. Dimplex wall mounted heater.

OUTSIDE

Designated parking space

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 | | 76 | 83 |
| (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.