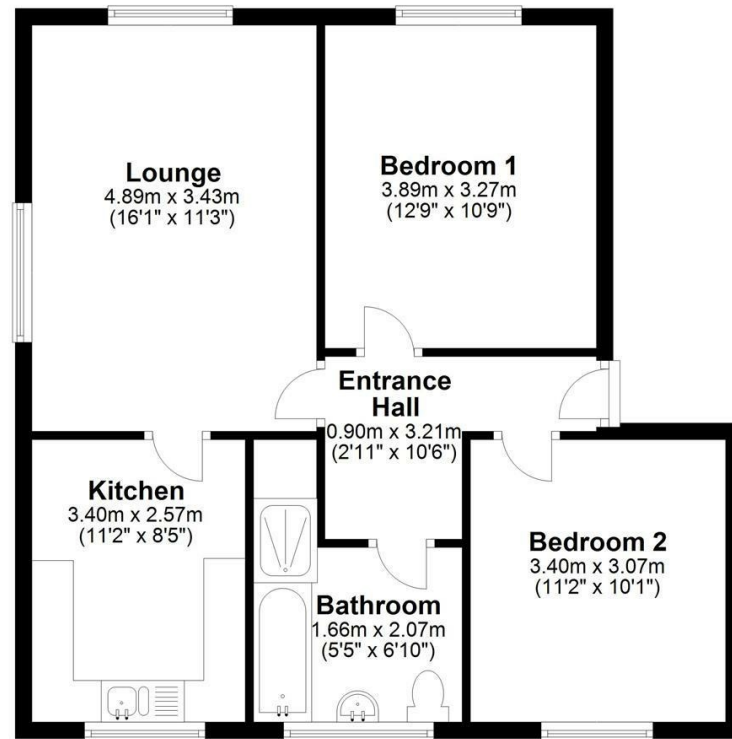


**Ground Floor**



Total area: approx. 62.3 sq. metres (671.0 sq. feet)

**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.

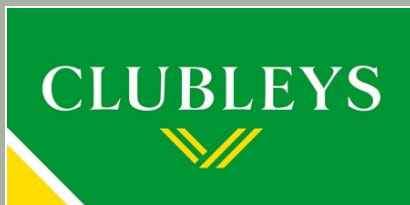
**MORTGAGES**

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.



17, Kirkgate,  
Pocklington, YO42 2DD  
£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		74	75
(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.

This spacious top-floor flat, located conveniently situated close to Pocklington town centre which presents an excellent opportunity for both first time buyers and investors. Offered with no forward chain and located in a prime location together with generous living space.

Accommodation offers lounge, fitted kitchen, two bedrooms and bathroom.

Early viewing is essential.

This property is LEASEHOLD. East Riding Of Yorkshire County Council - Council Tax Band A.



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**ENTRANCE HALL**

0.90m x 3.21m (2'11" x 10'6" )

Access to loft, fitted cupboard and radiator.

**LOUNGE**

4.89m x 3.43m (16'0" x 11'3" )

Double glazed window to the front elevation, radiator and laminate flooring.

**KITCHEN**

3.37m x 2.57m (11'0" x 8'5" )

Fitted wall and floor units, work surfaces, stainless steel sink unit, power points, wall mounted gas central heating boiler, double radiator, recess lighting and tiled flooring.

**BEDROOM ONE**

3.89m x 3.27m (12'9" x 10'8" )

Double glazed window to the front elevation, double radiator and power points.

**BEDROOM TWO**

3.40m x 3.04m (11'1" x 9'11" )

Double glazed window to the front elevation, radiator and power points.

**BATHROOM**

2.07m x 1.66m extending to 3.33m (6'9" x 5'5" extending to 10'11" )

White suite comprising panelled bath, pedestal hand basin, low flush WC, tiled shower cubicle, tiled flooring, cupboard, radiator and opaque double glazed window to the side elevation.

**OUTSIDE**

Access to shared garden area and parking, large private lockable storage.

**ADDITIONAL INFORMATION****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.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band A.

**TERMS OF THE LEASE**

125 years from 5th November 2007.

Ground Rent £10 p.a. Paid annually in advance

The annual service charge varies as actual costs are charged in arrears

