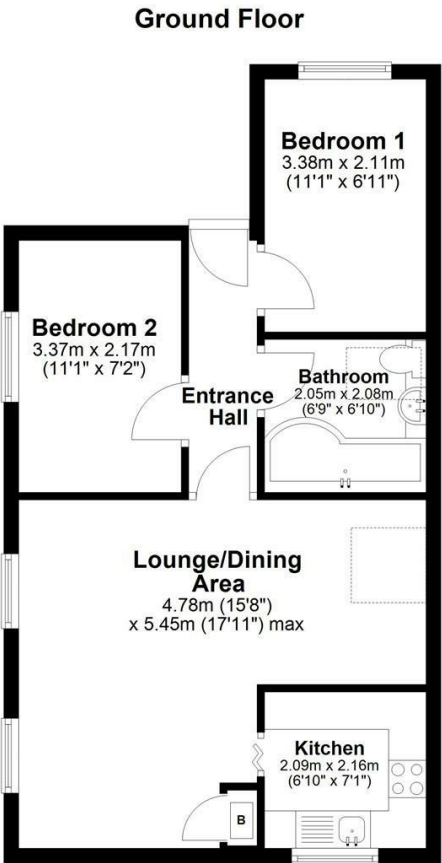


3 Wilton Court, Chapmangate,
Pocklington, YO42 2BJ
£137,500



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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

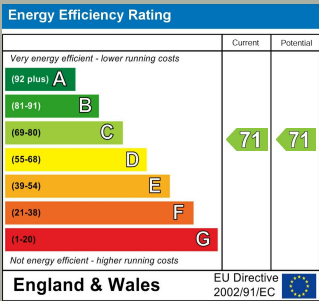
MORTGAGES

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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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.

Converted from a former mill, this top-floor flat is conveniently located close to the town, tucked away in a walled courtyard just off Chapmangate. Offered with no onward chain, this well-presented flat features two bedrooms and a spacious lounge/dining room with an adjoining kitchen. There are two bedrooms and a bathroom comprising of bath with shower over, low level w/c and hand basin.

Allocated car parking space.

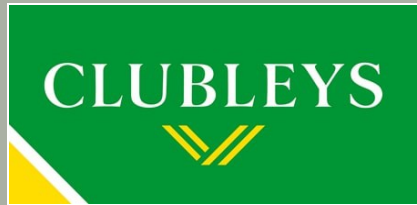
Ideal for investors, first-time buyers, those seeking a bolt-hole or anyone looking to downsize.

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

rightmove

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zoopla



Tenure: Leasehold
East Riding of Yorkshire
Band: A

clubleys.com

COMMUNAL ENTRANCE

Communal entrance door leading to the second floor apartment.

ENTRANCE HALL

0.90m x 3.32m (2'11" x 10'10")
Entered via front entrance door and access to the loft.

BEDROOM ONE

2.11m x 3.38m (6'11" x 11'1")
Double glazed window to the side elevation and radiator.

BEDROOM TWO

3.37 x 2.17m (11'0" x 7'1")
Double glazed window to the front elevation and radiator.

BATHROOM

2.06m x 2.09m (6'9" x 6'10")
Fitted suite comprising P shaped bath with shower over and side screen, low flush WC, hand basin in vanity unit, chrome ladder style radiator, extractor fan and part tiled walls.

LOUNGE/DINING ROOM

5.44m max x 4.78m max (17'10" max x 15'8" max)
Two double glazed window to the front elevation, Velux window, decorative ceiling beams, two radiators and cupboard housing hot water cylinder.

KITCHEN

2.16m x 2.09m (7'1" x 6'10")
Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit with mixer tap, integrated gas oven, electric hob with extractor fan over, plumbing for automatic washing machine, space for undercounter fridge, part tiled walls and double glazed window to the side elevation.

ALLOCATED CAR PARKING SPACE

ADDITIONAL INFORMATION

There are three flats within the building, all of which have an allocated parking space. There are 969 years remaining on the lease and the purchaser of the flat will also become a member of the freehold alongside the other flat owners. There is a maintenance charge of £50.00 pcm which covers buildings insurance, the alarm system, bank and company house fees. There is a fund in place that is capped at £1,500 that can be used for larger jobs on the building itself.

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band A.

