



11, Skelton Garth,
Pocklington, YO42 2SF
25% Shared Ownership £52,500



****25% SHARED OWNERSHIP PROPERTY**** This property is offered for sale on a shared ownership basis through East Riding Of Yorkshire County Council. Offering entrance hall with downstairs WC, lounge, dining kitchen and on the first floor are two bedrooms and bathroom.

Externally there are two car parking spaces to the front and enclosed rear garden.

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



Tenure: Leasehold
East Riding of Yorkshire
BAND: B

ENTRANCE HALL

1.02m x 6.22m (3'4" x 20'4")

Entered via a composite front entrance door, having a radiator, laminate flooring, and stairs to the first floor accommodation.

CLOAKROOM/WC

Fitted suite comprising low flush WC, corner hand basin, radiator, and a opaque double glazed window to the front elevation.

SITTING ROOM

3.57m x 4.15m (11'8" x 13'7")

Double glazed window to the front elevation, laminate flooring, radiator, dado rail, and an under stairs cupboard.

FITTED KITCHEN/DINING ROOM

4.52m x 2.99m (14'9" x 9'9")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, integrated Zanussi electric oven, four ring gas hob with extractor hood over, plumbing for a washing machine. Ideal gas boiler in concealed cupboard, double glazed window to the rear elevation, and double doors to the rear elevation.

LANDING

2.66m x 1.98m max (8'8" x 6'5" max)

Storage cupboard and access to the loft.

BEDROOM ONE

4.53m x 3.59m max (14'10" x 11'9" max)

Two double glazed windows to the rear elevation and a radiator.

BEDROOM TWO

3.62m x 2.44m (11'10" x 8'0")

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

BATHROOM

1.98m x 1.89m (6'5" x 6'2")

Modern white suite comprising bath with shower over and side screen, low flush WC, hand basin, part tiled walls, extractor fan, radiator, and a opaque double glazed window to the front elevation.

OUTSIDE

Enclosed rear garden with artificial lawn, patio area, shed with power connected, side gate, and outside

tap.

Two parking spaces to the front.

ADDITIONAL INFORMATION

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 25% share, the share purchase price is advertised as £52,500. The rent will be £419.55 a month.

If you buy a larger share, you'll pay less rent.

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £0

Estate charge £11.35

Buildings insurance £12.35

Management fee £2.37

Reserve fund payment £0

Total monthly payment excluding rent £26.07

There would be an option to staircase the percentage ownership if required.

APPLIANCES

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

SERVICES

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

COUNCIL TAX

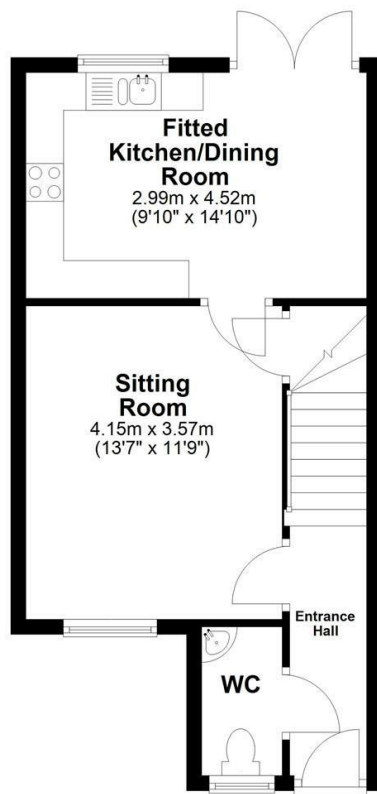
East Riding of Yorkshire Council - Council Tax Band B.

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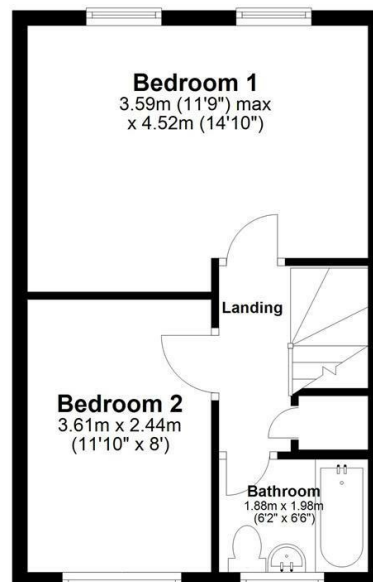


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First 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

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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.