

## 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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Pocklington, YO42 2ET  
£55,000



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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                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 77      | 82        |
| 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.

ONE BEDROOM third floor apartment built exclusively for the over 55's, located close to the TOWN CENTRE. The accommodation comprises: Entrance Hall, Sitting Room, Kitchen, one bedroom with fitted bedroom furniture and Bathroom. Sealed unit double glazing. Electric Heating and communal car parking to the rear. OFFERED WITH NO CHAIN. IN NEED OF MODERNISATION.

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



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**ENTRANCE LOBBY**

Entered via front entrance door, having access to loft, night storage heater and airing cupboard housing hot water cylinder.

**FITTED KITCHEN**

2.96m x 1.79m (9'8" x 5'10" )

Matching arrangement of floor and wall cupboards, working surfaces, sink unit, plumbing for washing machine, built in oven, four ring electric hob with extractor fan.

**LOUNGE**

4.00m x 3.27m (13'1" x 10'8" )

Night storage electric heater, coving to ceiling, two light points and sliding sash sealed unit to front elevation.

**BEDROOM**

3.03m x 3.26m (9'11" x 10'8" )

Night storage heater, fitted wardrobes and Velux window.

**BATHROOM**

2.11m x 1.81m (6'11" x 5'11" )

Fitted suite comprising bath with mixer tap, pedestal hand basin and low flush WC.

**ADDITIONAL INFORMATION****SERVICES CHARGES**

Ground Rent £150.00 per year fixed fee for 900 years  
Monthly service charge £111.26 Per calendar month -  
Includes building insurance, window cleaning, outside painting, gutter cleaning etc. Copy of lease available.

**APPLIANCES**

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

**COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band B

