



8A James Court, Pocklington, York, East Riding Of Yorkshire, YO42 2DD

• No Onward Chain • Studio flat • Just a short walk from the town centre • Close proximity to local amenities • Kitchen/Living/Bedroom • Full length fitted kitchen • Pull down double bed • Modern shower room • Allocated parking space • EPC = D

Guide Price £69,950

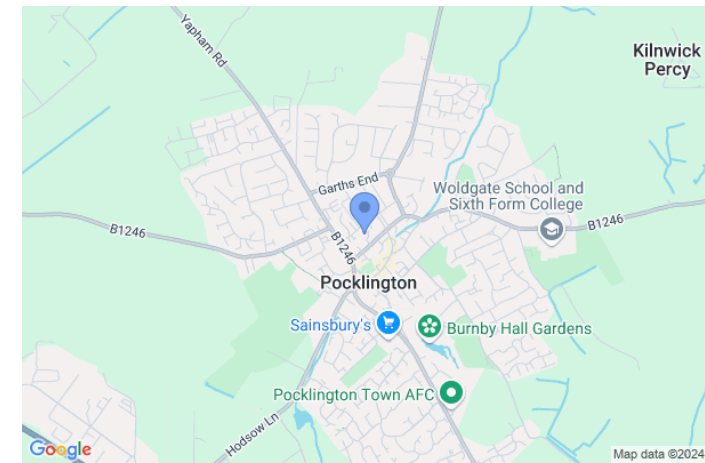
No Onward Chain

Located in the heart of the popular market town of Pocklington just a short walk away from an abundance of local amenities is this well presented studio flat. Recently renovated by the current vendor, this property is ideal for first time buyers or investors, especially those looking to use the property as an AirBNB or rental.

The generous living space features a fitted kitchen along one wall comprising an oven, grill, induction hob, sink with drainer, washing machine and fridge. Ample storage is available above and below the granite worktop. A pull down king size bed folds away neatly to provide additional living space during the day. Space for a large sofa and other items of furniture, is also available in this living space, which is complete with oak flooring. The property also benefits from under floor heating throughout

The shower room, modern and spacious, comprises a large walk in shower, low level w/c, hand basin with storage below and a wall mounted mirror with additional built in storage.

Externally the property benefits from an allocated parking space. A certain rarity and luxury to have this feature within the town centre.





PERFECT FOR FIRST TIME BUYERS OR INVESTORS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services Mains water and drainage. Electric under floor heating.



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Reference: 2055



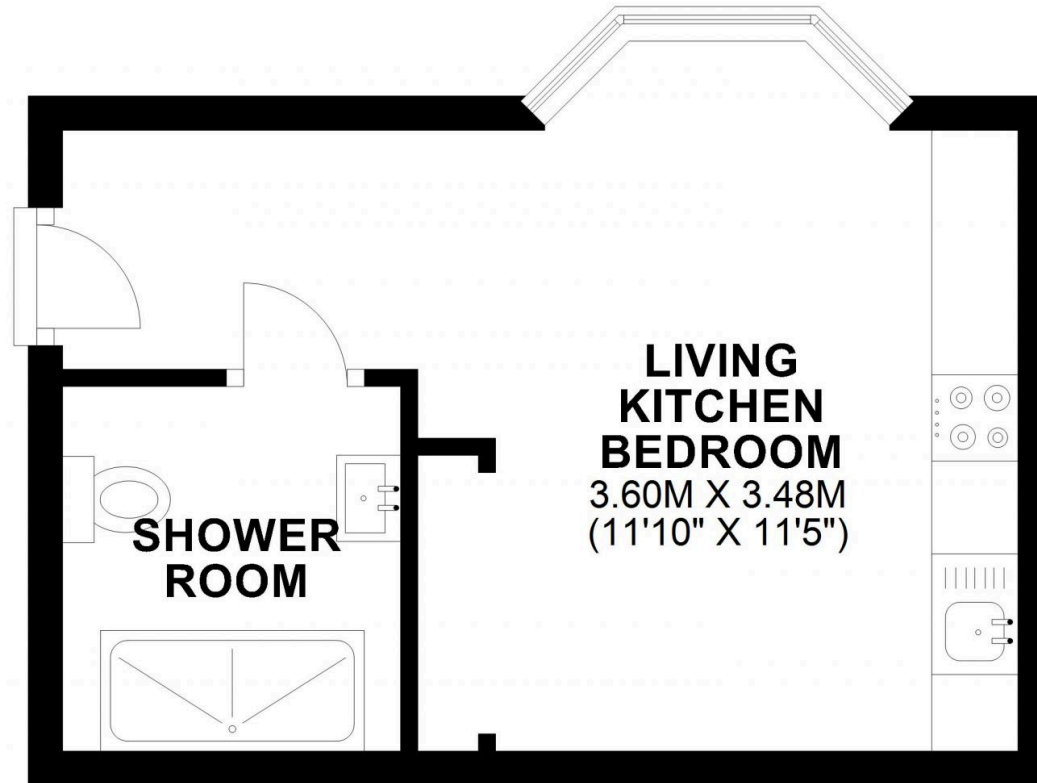
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Offices in **York, Pocklington and Market Weighton**

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FIRST FLOOR



For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

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