



Chapmangate, Pocklington, York, North Yorkshire, YO42 2BJ

• No Onward Chain • A beautifully presented modern ground floor flat • 969 years remaining on the lease. The purchaser will become an equal shareholder of the freehold with the other two flats • £50 pcm maintenance charge • Open plan kitchen/living/ dining area • Two double bedrooms • Shower room • Allocated parking space • Town centre location • EPC = C

Guide Price £135,000

Converted from a former mill, this ground floor flat is conveniently located close to the town centre, tucked away in a walled courtyard just off Chapmangate. 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.

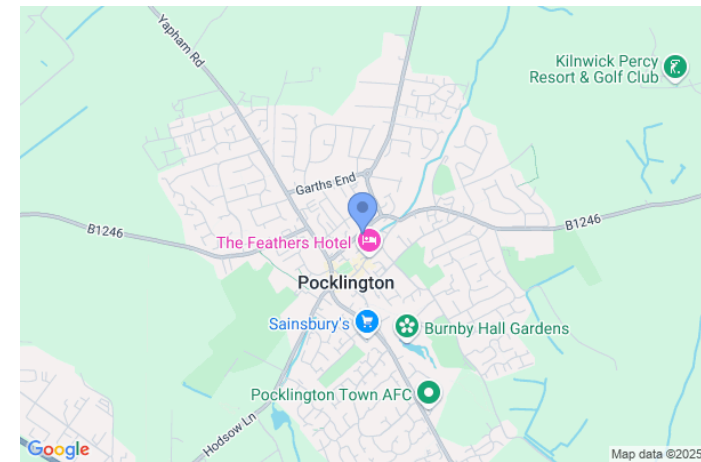
The current owners have maintained the property to a high standard, so if you want to move in without carrying out any work then this will surely appeal. The property is offered to the market with No onward Chain.

On entering you find yourself in the open plan kitchen/living/dining area which is both spacious and light. The kitchen has been fitted with a U shaped worktop which incorporates a stainless steel sink with drainer and a four ring hob. There is a single oven, various storage cupboards and a recess for a fridge/freezer.

The living area has more than enough space for multiple sofas and additional furniture. There is a dining area immediately adjacent which can accommodate a good sized table with chairs.

There are two double bedrooms and a shower room comprising walk in double shower, low level w/c and hand basin.

The property is ideal for an investor, first time buyer or anyone that is just looking to down size.

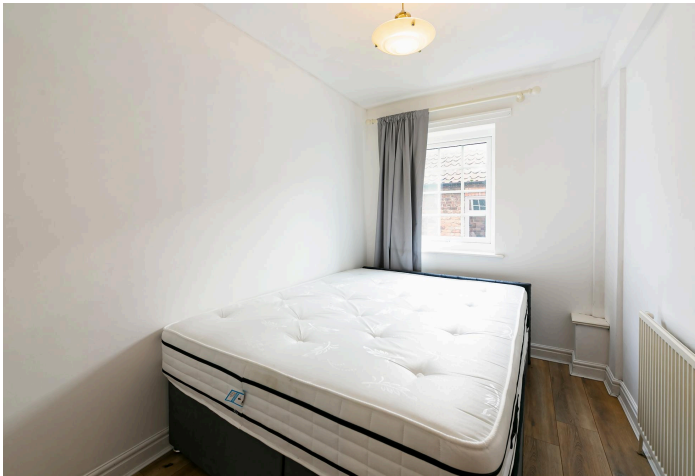
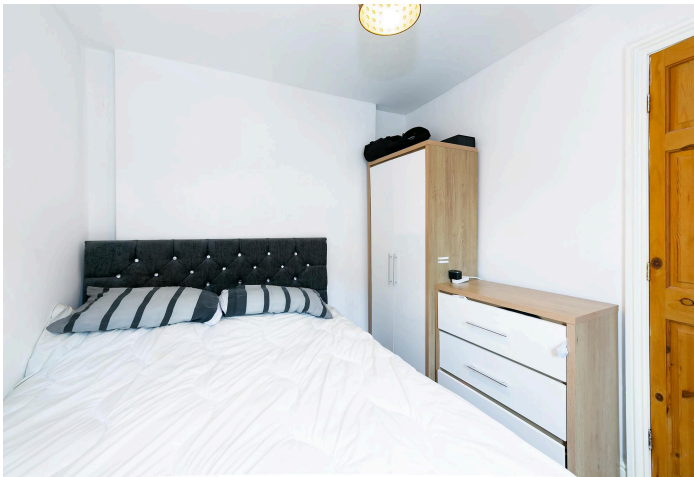




A CONTEMPORARY GROUND FLOOR FLAT WITH PARKING AND NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	78	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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	

Address: Chapmangate, Pocklington, York, North Yorkshire, YO42 2BJ
Reference: 1810

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services All mains services



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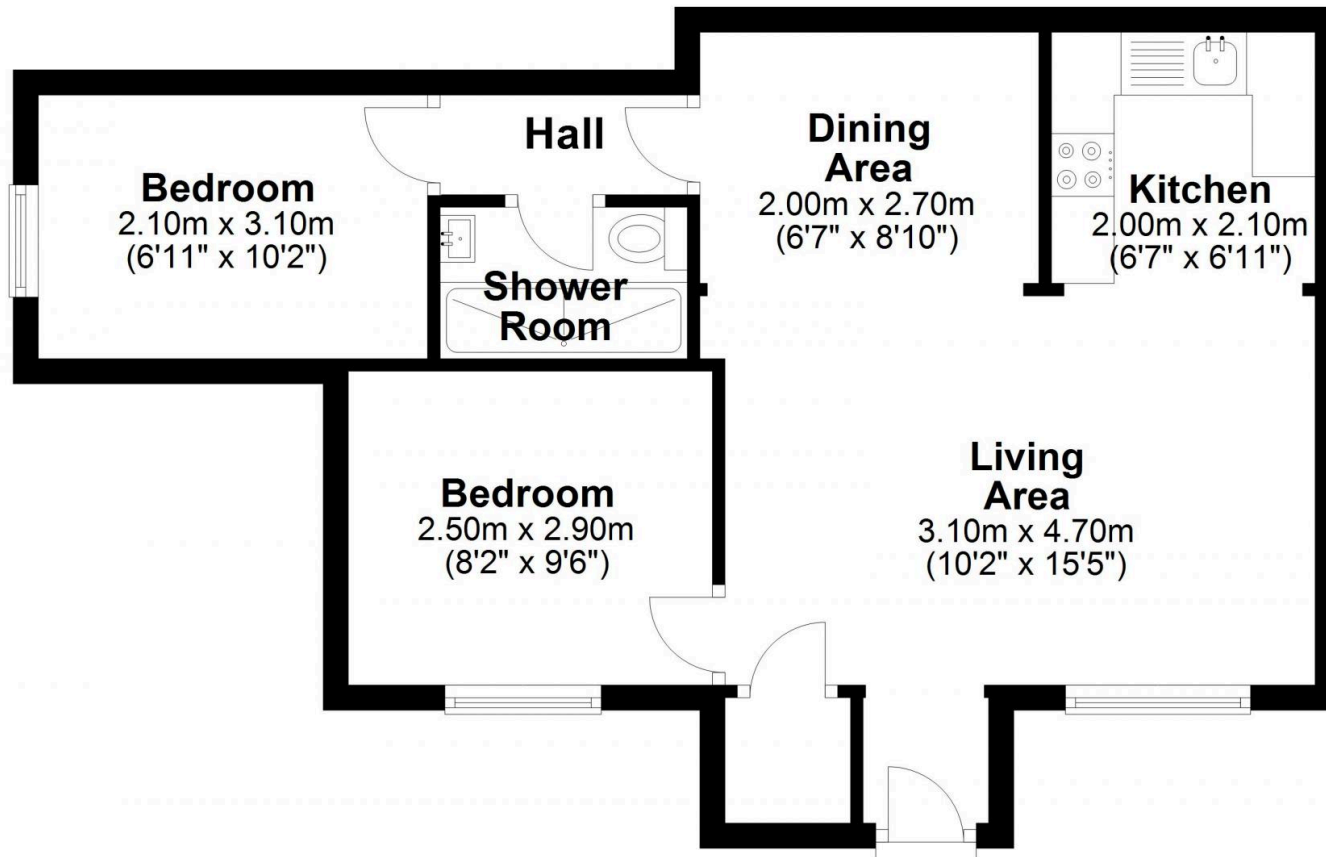


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 45.5 sq. metres (489.9 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

1 Wilton Court

Disclaimer

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