

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£120,000

4 The Owens, Kirkland Street, Pocklington, YO42 2XU

**** EXCELLENT STARTER HOME OR INVESTMENT BOASTING A CENTRAL
POCKLINGTON LOCATION ****

Just bring your bags, you're home! Immaculate throughout, and boasting a smart modern kitchen and modern bathroom. This one bedroomed property would make an ideal starter home or investment. Enjoying a quiet location and allocated parking and outdoor storage shed, we strongly advise an early viewing to fully appreciate this lovely home.

Council Tax Band - A. EPC - C.

Bedrooms

1

Bathrooms

1

Receptions

1



POCKLINGTON

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

KITCHEN

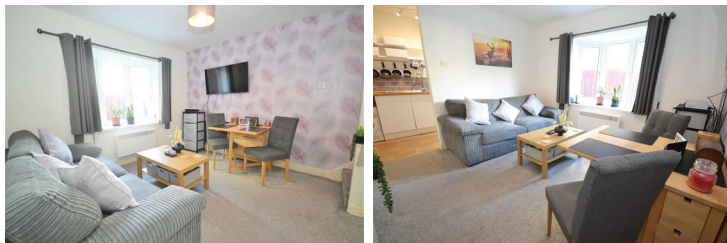
3.94m x 1.81m (12'11" x 5'11")



Entered through a smart UPVC double glazed door, the kitchen area boasts a range of matching wall and base units with a high gloss finish, complimented with butchers block style work surfaces over, splashback tiling to the walls, inset stainless steel kitchen sink with drainer and mixer tap over, four ring halogen hob, single electric oven with extractor over, plumbing for an automatic washing machine, space for a tumble dryer and larder style fridge freezer, modern cushioned flooring and pleasant neutral tones to the walls.

LOUNGE

3.94m x 3.33m (12'11" x 10'11")



A pleasant room with a carpeted floor and a carpeted flight of stairs rising to the first floor. Pleasant neutral tones to the walls contrasts with a wall of feature decor. Electric wall mounted heater and a UPVC bow window.

LANDING

With a carpeted floor, storage cupboard and separate airing cupboard. Doors lead to..

BEDROOM ONE

3.33m x 2.95m (10'11" x 9'8")



The double bedroom enjoys a carpeted floor complimented with neutral tones to the walls and a feature wall of modern decor. Electric wall mounted heater and a UPVC double glazed window. Storage cupboard.

BATHROOM

1.99m x 1.7m (6'6" x 5'6")



The smart modern bathroom enjoys a panelled bath with electric power shower over and fixed shower screen, low level flush W.C. and a wash basin. Wall tiling to the water sensitive areas is complimented with a cushioned floor. Chrome ladder style radiator and a UPVC double glazed window.

OUTSIDE

The property has a graveled area to the front and an outdoor storage shed. Allocated parking space.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Gas central heating.

VIEWING

Viewing is strictly by appointment with the agents. Tel 01430 872551.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

ANIT-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£25.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

FREE VALUATION

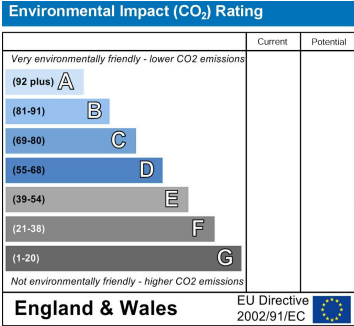
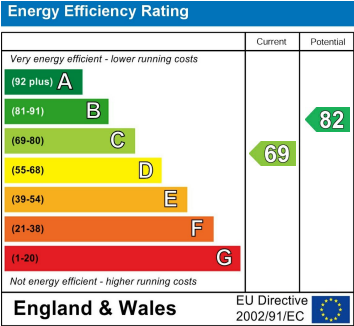
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan

