

CLUBLEYS
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12 Spencer Drive
Pocklington, YO42 2RU

**50% Shared
ownership
£105,000**



THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

THE PROPERTY

SHARED OWNERSHIP OPTIONS FROM 25% - 75%

A fantastic opportunity to acquire a brand new three bedroomed mid terraced house, This property is offered for sale on a shared ownership basis through East Riding Of Yorkshire County Council. Boasting PVC double glazing and gas fired central heating. Accommodation briefly comprising entrance hall, cloakroom, dining kitchen, three bedrooms and bathroom. NHBC warranty. Externally there is two car parking spaces and rear garden.



DIRECTIONS

From our Pocklington office head down the Market Place towards Judsons, turn right then immediately left onto Railway Street. At the mini roundabout turn right and follow this road, continuing onto Yapham Road. Continue past the petrol station and take the 4th turning on your left onto the new development and Spencer Drive is the 2nd on your right.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL 6'7" x 16'6" (2.01m x 5.02m)

Entered front entrance door, stairs to the first floor accommodation, cupboard housing gas combination boiler.

CLOAKROOM 5'5" x 2'9" (1.65m x 0.85m)

Fitted suite comprising Low flush "Roca" WC, corner hand basin, with chrome fittings radiator and vinyl flooring.

DINING KITCHEN 13'0" x 9'11" (3.95m x 3.01m)

"Symphony" fitted wall and base units, laminate working tops, "Zanussi" single electric oven, "Zanussi" four ring gas hob with Zanussi extractor hood over, one and half stainless steel sink and drainer, space for fridge freezer, plumbing for automatic washing machine, vinyl flooring, double glazed window to the front elevation and radiator.

SITTING ROOM 13'1" X 16'10" (3.99m X 5.14m)

French doors to the rear garden and radiator. Telephone point and fibre network hub.

LANDING 11'9" x 6'7" (3.58m x 2.00m)

Access to loft, radiator and cupboard.

BEDROOM ONE 14'2" x 14'9" (4.32m x 4.49m)

Double glazed window to the rear elevation and radiator.

BEDROOM TWO 9'11" x 12'1" (3.02m x 3.68m)

Double glazed window to the front elevation and radiator.

BEDROOM THREE 8'4" x 8'7" (2.55m x 2.61m)

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM 6'7" x 5'7" (2.01m x 1.69m)

Contemporary white sanitary ware with chrome fittings. Panelled bath with mixer tap, shower above with side glass screen, "Roca" hand basin, "Roca" WC with push button, opaque double glazed window to the front elevation radiator and extractor fan.

OUTSIDE

Two car parking spaces to the front, rear enclosed garden with patio area, outside cold water tap and rear gate giving access.

ADDITIONAL INFORMATION:

Shared ownership is a low cost home ownership scheme that enables a prospective purchaser to buy a share of a property and rent the remainder. An initial share of between 25% up to 75% can be purchased with rent payable on the remaining share. Also an option to purchase remaining shares at a later date. Further information is available at the agents office.

75% share purchased, Price £157,500, Rent £120.00 Per month.

50% share purchased, Price £105,000, Rent £240.00 Per month.

25% share purchased, Price £52,500, Rent £360.00 Per month.

There is also a maintenance charge of £29.00 a month.

SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Leasehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email 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 01759 304040 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 Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

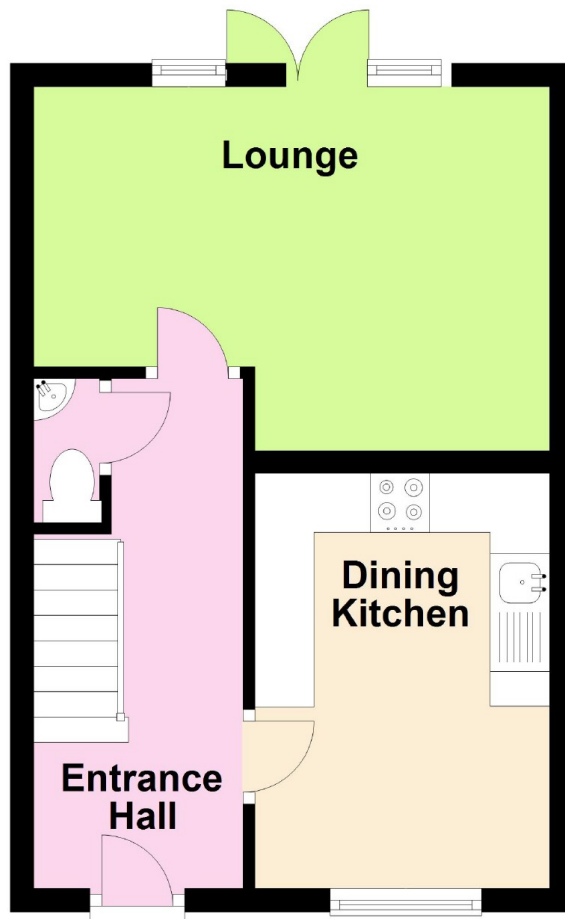
Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

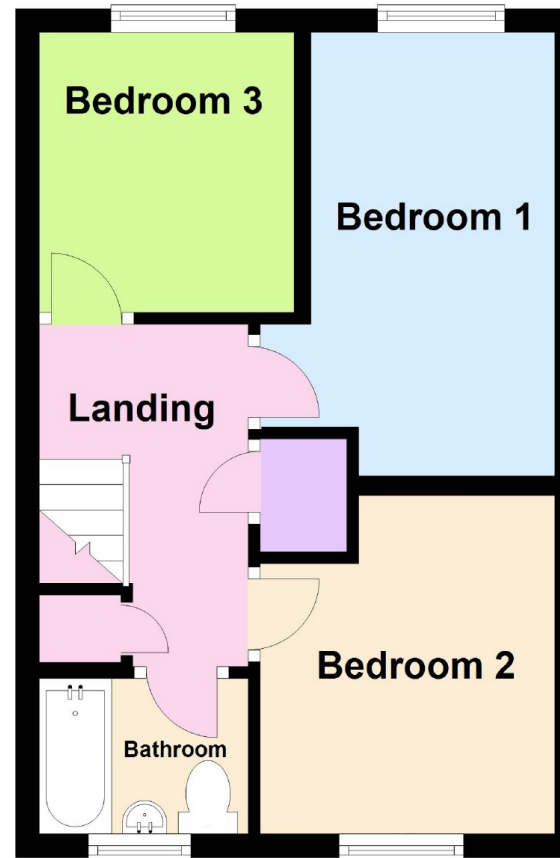
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



CLUBLEYS

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