

CLUBLEYS



26 George Street
Pocklington, YO42 2DQ

Price £275,000



THE LOCATION

THE PROPERTY

A rare opportunity to purchase a substantial double fronted two storey building which is used as a suite of office accommodation, situated in a prominent position fronting directly onto George Street in Pocklington. The well maintained modern office accommodation has undergone a programme of improvements decorated to a high standard, well equipped fitted kitchen and luxury cloakroom. We feel this is an excellent investment opportunity both the ground and first floor can be split and rented out separately.



DIRECTIONS

From our Market Place office, proceed along the Market Place, turning right at the roundabout, number 26 is situated on the right hand side.

GROUND FLOOR

ENTRANCE VESTIBULE

Entered via a front entrance door, folding doors to the entrance hall

ENTRANCE HALL

Double radiator, glazed door to the first floor.

RECEPTION 15'11" x 12'0" (4.85m x 3.65m)

Concealed radiator, power points, window onto George Street, glazed door to the entrance hall.

OFFICE ONE 26'4" x 12'10" (8.02m x 3.92m)

Double radiator, power points, window onto George Street.

OFFICE TWO 21'0" X 11'7" (6.40m X 3.52m)

Split level with two radiators and power points.

FITTED KITCHEN 16'10" x 8'9" (5.12m x 2.66m)

Well appointed wall and floor units with granite work surfaces, one and half sink unit, power points, designer radiator, built in fridge and recessed spotlighting.

REAR ENTRANCE 12'8" x 6'6" (3.86m x 1.97m)

Radiator, power points and side external door.

CLOAKROOM/WC 11'1" x 5'8" (3.37m x 1.72m)

Fitted modern suite comprising "Axent" wash hand basin with soft closing drawers, "Vitra" low level WC, fitted mirror with light, recessed spotlighting, extractor fan and designer radiator.

CELLAR 15'3" x 11'8" (4.66m x 3.55m)

Power and light is connected.

FIRST FLOOR

LANDING

FRONT OFFICE ONE 15'10" x 11'11" (4.83m x 3.62m)

Radiator, power points and fitted cupboard.

FRONT OFFICE TWO 16'11" x 12'5" (5.16m x 3.79m)

Radiator and power points.

OFFICE THREE 12'10" x 13'1" (3.92m x 3.98m)

Radiator and power points.

OFFICE FOUR 19'8" x 11'7" (6.00m x 3.52m)

Radiator, power points, cupboard housing gas fired central heating boiler and access to the loft.

CLOAKROOM/WC 11'0" x 7'3" (3.36m x 2.22m)

Two separate low flush WC's, wash hand basin and radiator.

REAR YARD

Small yard.

ADDITIONAL INFORMATION;

SERVICES

Mains Water, Electricity, gas and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding Of Yorkshire Council

TENURE

Freehold

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, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.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 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

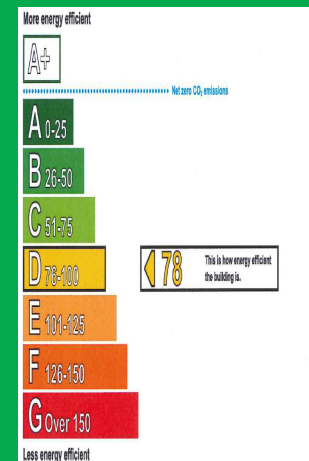
This plan is for illustrative purposes only



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000 01430 872605
mw@clubleys.com
www.clubleys.com
Text: Clubley to 84840 to download
our mobile app



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 representations of fact, but must satisfy themselves by inspection or otherwise also 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.

onTheMarket.com