

Ground Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

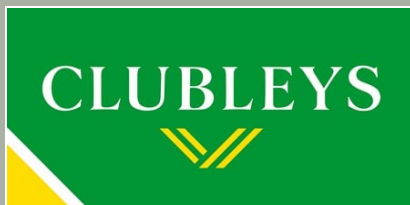
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



2 Maxon Lodge, Union Street,
Pocklington, YO42 2XL
£69,000



A purpose-built ground floor studio apartment conveniently situated within easy reach of the town centre and its excellent range of amenities.

The accommodation comprises an entrance lobby, modern shower room, and an open-plan living, kitchen and bedroom area, providing a practical and low-maintenance living space.

The property benefits from electric heating and shared parking to the rear.

An ideal purchase for first-time buyers, investors, or those seeking a convenient town centre base.

This property is Leasehold. East Riding of Yorkshire Council – Council Tax Band A.



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ENTRANCE HALL

Front entrance door, laminate flooring.

OPEN PLAN KITCHEN/LIVING/BEDROOM

5.78m x 3.32m narrowing to 1.63m (18'11" x 10'10" narrowing to 5'4")

Fitted with wall and floor units to kitchen area with built in electric oven with extractor fan over, sink unit, work surfaces and plumbing for washing machine. Double glazed window to rear. Night storage heater. Laminate flooring.

SHOWER ROOM

Comprising shower cubicle, low flush WC and hand basin.

ADDITIONAL INFORMATION

The management company is Union Street Management Ltd, the term of the lease started on the 24th June 1988 with 189 years, there are 151 years remaining, the service charge is £45.00 per month, this covers maintenance of the communal areas and the outside, also the buildings insurance and quarterly fire checks. . there is no ground rent to pay on this property.

Electricity is on a pre payment meter.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Electricity and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band A.

