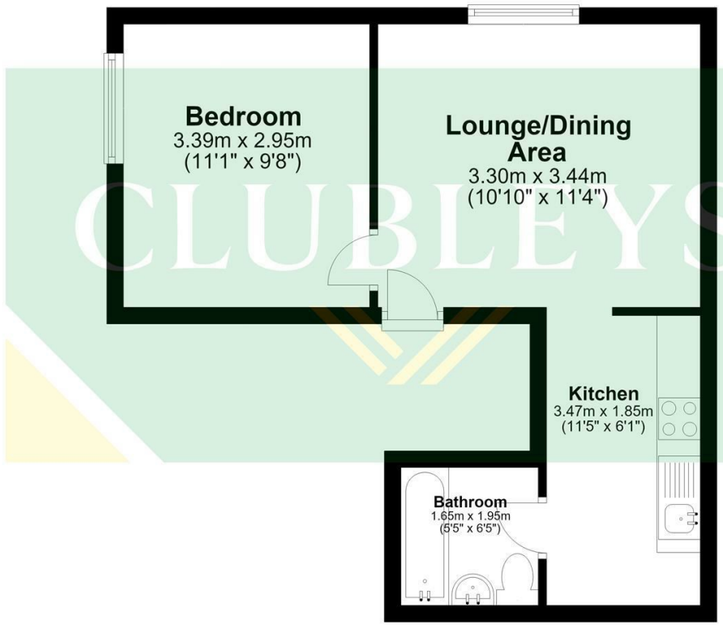
Ground Floor



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.

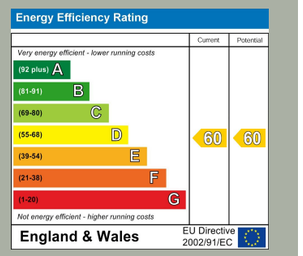
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

CLUBLEYS

7, St Georges Place, Pocklington, YO42 2YD
£135,000







Modern apartment living with the added convenience of private parking and electric vehicle charging.

Converted in 2020 by a local developer, this stylish one-bedroom first-floor apartment offers a bright, contemporary living space, ideal for first-time buyers, investors or those looking for a convenient lock-up-and leave retreat.

Finished to a high standard throughout, the apartment features a modern fitted kitchen with integrated oven and extractor, a comfortable lounge/dining room with space to relax and entertain, and a generous double bedroom. A modern bathroom completes the accommodation.

A real bonus is the allocated parking space with its own electric vehicle charging point, adding everyday practicality.

Whether you're taking your first step onto the property ladder, looking for an investment or a place to escape to, this apartment is well worth viewing.

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

rightmove www.clubleys.com ZOOPLA

CLUBLEYS

Tenure: Leasehold
East Riding of Yorkshire
Band: A

clubleys.com

COMMUNAL ENTRANCE

LIVING/DINING ROOM
3.44m x 3.30m (11'3" x 10'9")
Timber framed sealed unit window to the front elevation, laminate flooring, recess lighting, electric radiator and access to loft.

KITCHEN AREA
3.74m x 1.84m (12'3" x 6'0")
Fitted with a contemporary range of base and wall cupboards with work surfaces, built in Lamona single oven, Lamona black touch control ceramic hob with Lamona extractor fan over, stainless steel sink unit, space for washing machine, space for fridge and cupboard concealing hot water cylinder.

BEDROOM ONE
3.39m x 2.95m (11'1" x 9'8")
Timber framed sealed unit window to the side elevation and electric radiator.

BATHROOM
1.65m x 1.95m (5'4" x 6'4")
Well appointed bathroom suite comprising bath with shower over, low flush WC with soft close seat, wall mounted hand basin, extractor fan and electric towel rail.

OUTSIDE
Communal gravelled area with bin and bike store.

ONE CAR PARKING SPACE
One car parking space with electric charging point.

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

LEASEHOLD
The length of the lease is 999 years starting in 2020. The lease is £674.74 per annum this includes communal cleaning, general repairs and maintenance, building insurance, emergency lighting and fire system. £216.66 per annum for the insurance.
There is also a £100 per annum for the ground maintenance.
For full details please contact the selling agents.

SERVICES
Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

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

COUNCIL TAX BAND
East Riding of Yorkshire Council - Council Tax Band A.







