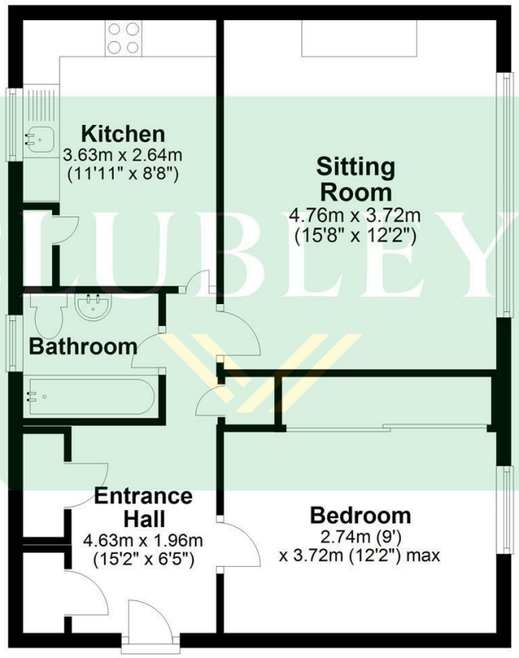
Ground Floor



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.

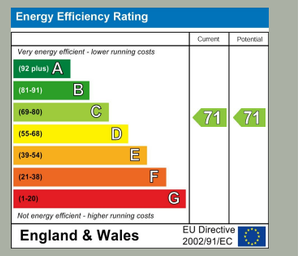
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

30, Church Lane Flats, Pocklington, YO42 2BL
£115,000







Move straight in and enjoy the convenience of Pocklington town centre just a short distance away. Beautifully presented throughout, this second-floor flat offers a stylish, low-maintenance home that's ideal for first-time buyers or investors.

The bright lounge provides a welcoming space to relax, while the fitted kitchen features a breakfast bar, perfect for casual dining. The bedroom benefits from fitted drawers and cupboards, offering useful storage, while a modern bathroom completes the accommodation.

With permit parking and access to a communal drying area and bin store, everyday practicality is taken care of.

Leasehold | Council Tax Band A – East Riding of Yorkshire Council

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
1.95m x 4.63m (6'4" x 15'2")
Entered via front entrance door, phone entry system, three storage cupboards, ceiling coving, hardwood laminate flooring and access to loft.

FITTED KITCHEN
2.64m x 3.63m (8'7" x 11'10")
Having hardwood laminate flooring, partly tiled walls, fitted wall and base units, stainless steel sink unit, integrated oven with gas hob, fitted cupboard with shelving, breakfast bar plus two chairs, wall mounted Ideal gas boiler, ceiling coving, radiator and double glazed window to rear elevation.

SITTING ROOM
4.76m x 3.72m (15'7" x 12'2")
Hardwood laminate flooring, electric fire, ceiling coving, radiator and double glazed window to front elevation.

BEDROOM
3.72m x 2.72m (12'2" x 8'11")
Fitted drawers and cupboards with lighting, coving to the ceiling, new carpet flooring, radiator and double glazed window to front elevation.

BATHROOM
1.70m x 1.85m (5'6" x 6'0")
Fitted suite comprising WC, vanity hand basin with lighted mirror, panelled bath with shower attachment over with shower screen, chrome ladder style towel rail, fitted cupboard, fully tiled, ceiling coving and opaque double glazed window to rear elevation.

OUTSIDE
Outside store and permit parking. Communal drying area and bins.

ADDITIONAL INFORMATION
Details of the lease are available at the agents office.

114 years remaining.

SERVICES
Mains water, gas, 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
East Riding of Yorkshire Council - Council Tax Band A.







