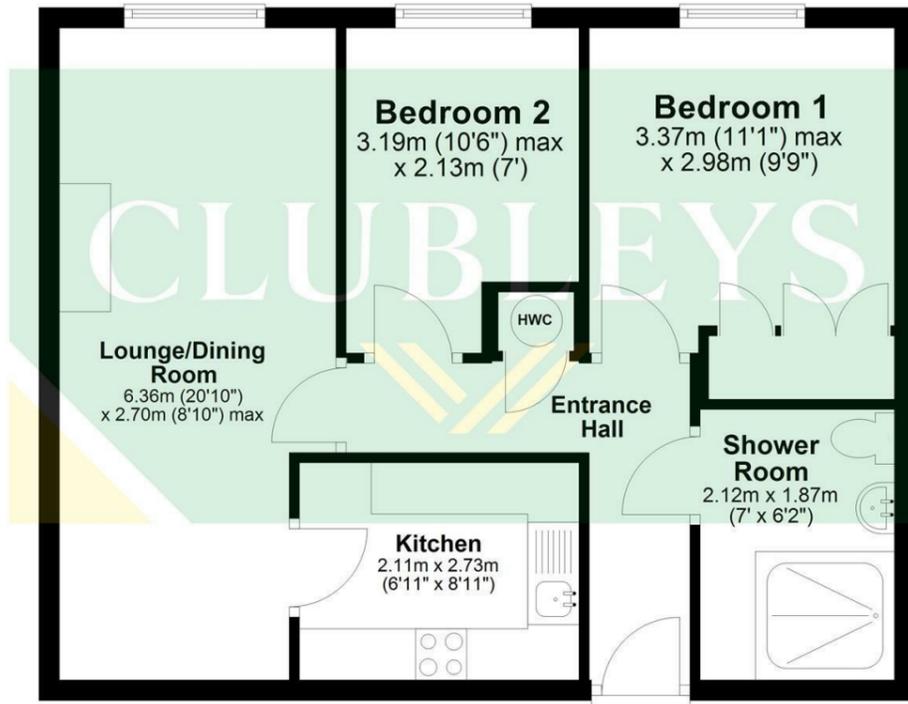


Ground Floor



5, Betterton Court,
Pocklington, YO42 2ET
£112,000



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

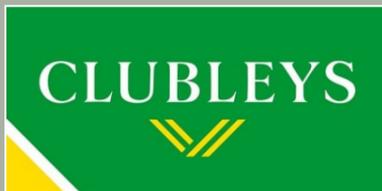
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	78
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.

This two bedroom ground floor apartment is located within a purpose built block of apartments suitable for the over 55's in the town centre of Pocklington. The property offers a large living room which opens onto the fitted kitchen. Additionally, there are two bedrooms, one with a fitted wardrobe. The shower room has a walk in shower, WC and wash hand basin. In the hallway there is a large airing cupboard housing the hot water cylinder, there is also an in built call system and door entry controls. This property is being offered with NO ONWARD CHAIN.

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



www.clubleys.com



ENTRANCE HALL

Intercom system and a airing cupboard housing hot water cylinder.

SHOWER ROOM

2.12m x 1.87m (6'11" x 6'1")

Fitted suite comprising walk in shower cubicle, pedestal hand basin, low flush WC, fitted mirror with light, extractor fan, part tiled walls and lino flooring.

BEDROOM ONE

2.98m x 3.39m (9'9" x 11'1")

Fitted wardrobes, electric heater and double glazed window to the front elevation.

BEDROOM TWO

2.13m x 3.17m (6'11" x 10'4")

Double glazed window to the front elevation and electric heater.

LOUNGE/DINING ROOM

2.70m x 6.36m (8'10" x 20'10")

Electric fire, two electric heaters, coving to the ceiling and sliding sash double glazed window to the front elevation.

KITCHEN

2.73m x 2.11m (8'11" x 6'11")

Range of floor and wall cupboards, working surfaces incorporating sink unit with mixer tap, four ring electric hob, integrated oven, and a extractor fan.

COMMUNAL CAR PARKING**ADDITIONAL INFORMATION****SERVICES**

Mains Water, electricity and drainage. Telephone connection to renewal by British Telecom.

SERVICE CHARGES

We understand that the lease term is 150 years from 1st September 1993. We understand that the service charge is £1339.63 per calendar annum and the ground rent is £150 per annum.

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

