





## THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

## THE PROPERTY

**\*\*GROUND FLOOR FLAT\*\***  
**\*\*BUILT EXCLUSIVELY FOR THE OVER 55s\*\***  
**\*\*ONE BEDROOM\*\***  
**\*\*LOUNGE AND FITTED KITCHEN\*\***  
**\*\*GAS HEATING SYSTEM\*\***  
**\*\*DOUBLE GLAZING\*\***  
**\*\*COMMUNAL CAR PARKING\*\***  
**\*\*GOOD ACCESS FOR POCKLINGTON TOWN CENTRE\*\***  
**\*\*NO FORWARD CHAIN\*\***



## THE ACCOMMODATION COMPRISES

### FITTED KITCHEN

Fitted with range of wall and floor units, one and half bowl stainless steel sink unit, radiator, plumbed for automatic washing machine, built in fridge/freezer, Worcester gas central heating boiler and laminate flooring. Double glazed window and door to the front.

**SITTING ROOM** 12'4" x 10'4" (3.77m x 3.16m)

Double glazed window to the front elevation, radiator, laminate flooring and ceiling light fan.

### REAR ENTRANCE

Under stairs cupboard, rear entrance door and storage cupboard.

### SHOWER ROOM

Fitted coloured suite comprising shower cubicle, wash hand basin, low flush WC and radiator.

**BEDROOM ONE** 10'1" x 8'5" (3.08m x 2.56m)

Window to the rear elevation and radiator.

### ADDITIONAL INDORMAT

### SERVICES CHARGES

Service charge £130.00 Per calendar month included garden maintenance, window cleaning, outside painting, building insurance, guttering cleaning etc

### APPLIANCES

None of the electric or gas appliances have been tested by the agent.

### SERVICES

### LOCAL AUTHORITY

East Riding Council Tax Band

### TENURE

Leasehold

### 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 and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [surveys@clubleys.com](mailto:surveys@clubleys.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 01759 304040 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.

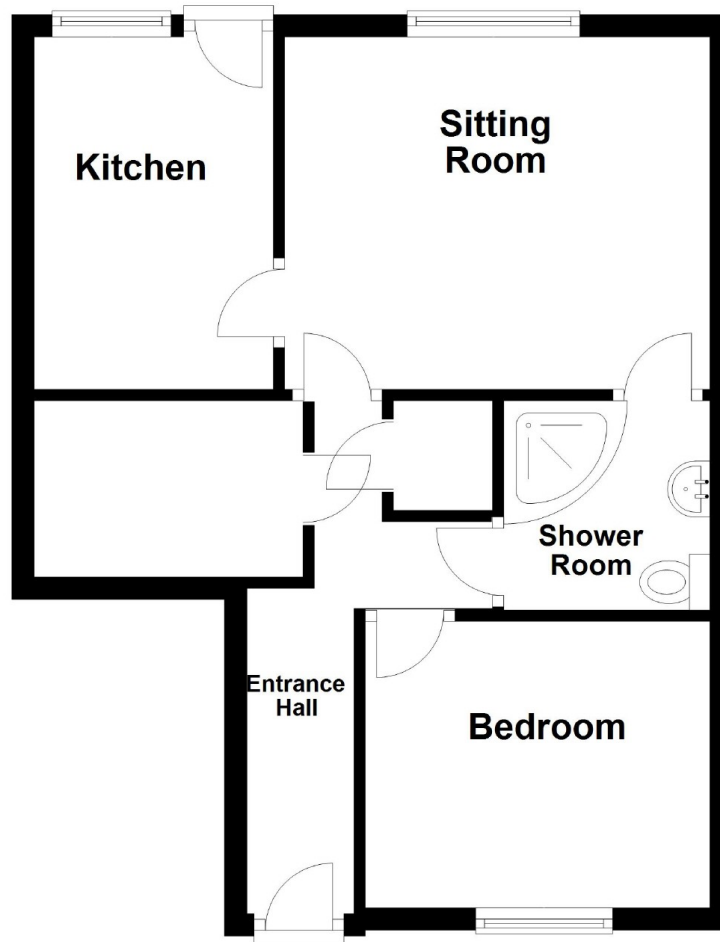




## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



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