

CLUBLEYS



3 Buck Precinct

Pocklington, YO42 2BN

Price £75,000



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

A one bedroomed first floor flat having the benefit of it's own entrance. Offering one bedroom with cupboard off, bathroom, lounge/dining room and fitted kitchen.

The kitchen has been modernised in recent years and there is a double bedroom.

OFFERED WITH NO CHAIN AND VIEWING IS STRICTLY BY APPOINTMENT VIA THE SELLING AGENTS.

DIRECTIONS

Buck Precinct is located behind the Market Place and is accessed via a gate between the Pocklington Arts Centre and Arkwrights Shop.

THE ACCOMMODATION COMPRISES;

ENTRANCE LOBBY

Upvc front entrance door, stairs leading to the first floor accommodation.

HALLWAY 3'3" x 13'3" (0.98m x 4.05m)
Electric heater.

BEDROOM ONE 12'4" x 8'6" (3.76m x 2.59m)
Double glazed window to the front elevation, cupboard off and electric heater.

BATHROOM

Fitted bathroom suite comprising bath with mixer tap with side shower screen, low level WC, pedestal wash hand basin, dimplex electric heater, airing cupboard with pre-lagged hot water cylinder and opaque double glazed window to the front elevation

LOUNGE/DINING ROOM 16'0" (max) 9'2" (min) x 16'1" (max) 7'9" (min) (4.87m (max) 2.80m (min) x 4.89m (max) 2.35m (min))
Double glazed window to the front and rear elevation, electric heater and coving to ceiling.

KITCHEN 7'11" x 6'5" (2.41m x 1.96m)
Floor and wall cupboards with working surfaces, built in oven with extractor fan, one and half stainless steel sink unit, plumbing for automatic washing machine and double glazed window to the front elevation.

ADDITIONAL INFORMATION;

The ground rent and maintenance charge is £350.00. There is 83 years remaining on the lease.

SERVICES

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

APPLIANCES

Electricity, drainage & water. Telephone connection subject to renewal by British Telecom.

LOCAL AUTHORITY

TENURE

Freehold

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, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.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 01430 874000 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.

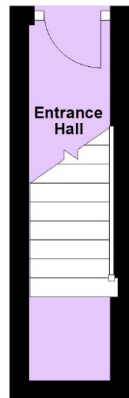
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

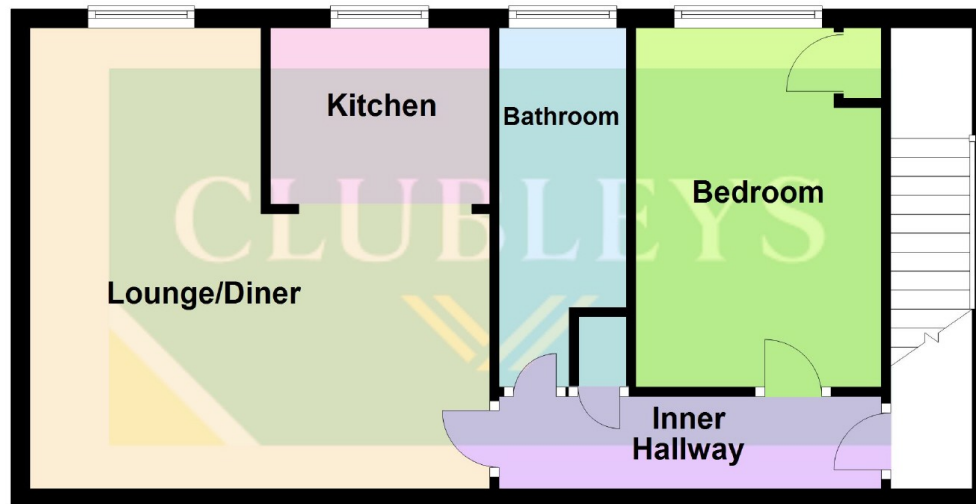
Floor Plan

This plan is for illustrative purposes only

Basement



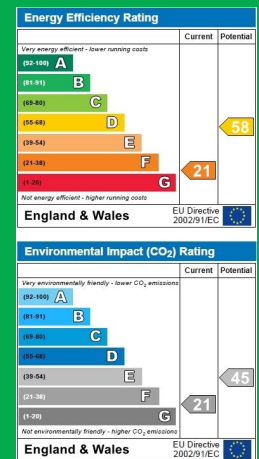
Ground Floor



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000 01430 872605
mw@clubleys.com
www.clubleys.com
Text: Clubley to 84840 to download
our mobile app



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 representations of fact, but must satisfy themselves by inspection or otherwise also 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.

