



St. Georges Place, Pocklington, YO42 2YD

- A beautifully presented ground floor flat
- Open plan kitchen/living/dining area
- Integrated oven, hob and storage
- Double bedroom with mirrored wardrobes
- En-suite comprising bath with shower over, w/c, hand basin and chrome heated towel rail
- Allocated parking space with electric car charging point
- Visitor parking
- Secure bin and bike storage
- Close to the town centre
- EPC = D

Guide Price £135,000

If you are looking to purchase your first home or just want to downsize, then look no further as this beautifully presented ground floor flat could be exactly what you have been waiting for. The property is located only a short walk from the centre of Pocklington and benefits from its own parking space that has been fitted with an electric car charging point. A viewing is highly recommended to fully appreciate everything that it has to offer.

On entering the building, you will find yourself in a communal hallway with a door to the subject property on the right hand side. The property benefits from an open plan kitchen/living/dining area which is contemporary and light. The kitchen has an L shaped worktop that incorporates a stainless steel sink with drainer and a four ring induction hob with extractor over. There is built in storage, a single oven and space for additional white goods. To the side of the kitchen you will find an area for a dining table with chairs, whilst the living space is just beyond.

The bedroom is a good sized double and benefits from mirrored wardrobes. A modern en-suite comprising bath with two shower attachments over, low level w/c, floating hand basin, chrome heated towel rail and mirrored vanity unit completes the internal accommodation.

Externally there is a communal bin and bike store, both of which are secured by a key pad door entry system. There are two visitor parking spaces and a gate that provides access to George Street which again is secured by a pin entry system.

The length of the lease is 999 years starting in 2021. There is a ground rent of £100 p.a and a maintenance charge of circa £60 pcm.

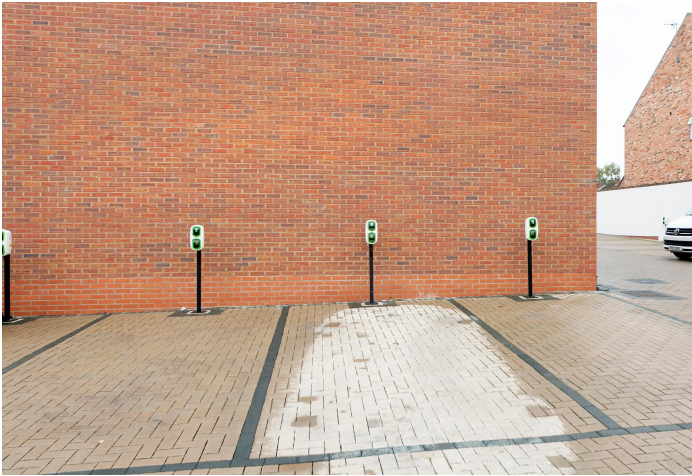




A STUNNING FLAT CLOSE TO THE CENTRE OF POCKLINGTON



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage



Address: 6 St. Georges Place, Pocklington, YO42 2YD
Reference: 1631



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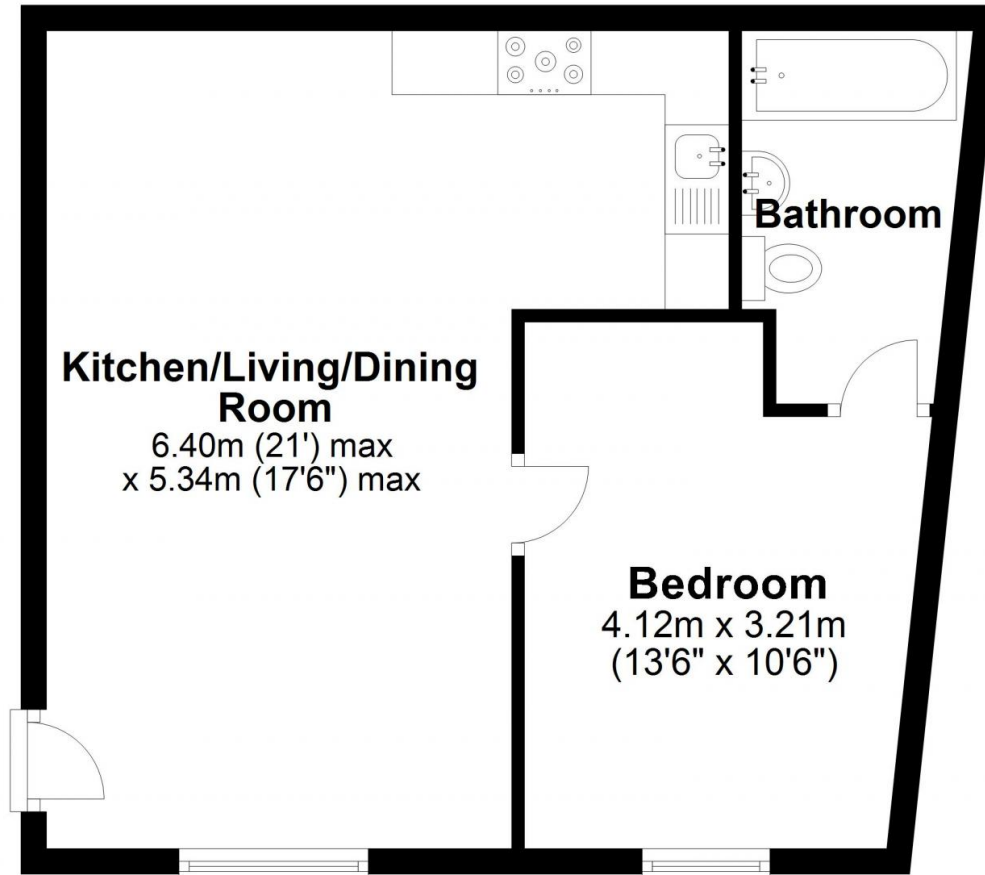


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 44.2 sq. metres (476.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

Disclaimer

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