



Pem Lane, Pocklington, York, North Yorkshire, YO42 2BA

- No Onward Chain • Ground floor flat • Open plan kitchen/living/dining area • Bathroom • Bedroom with fitted wardrobes • EPC = C

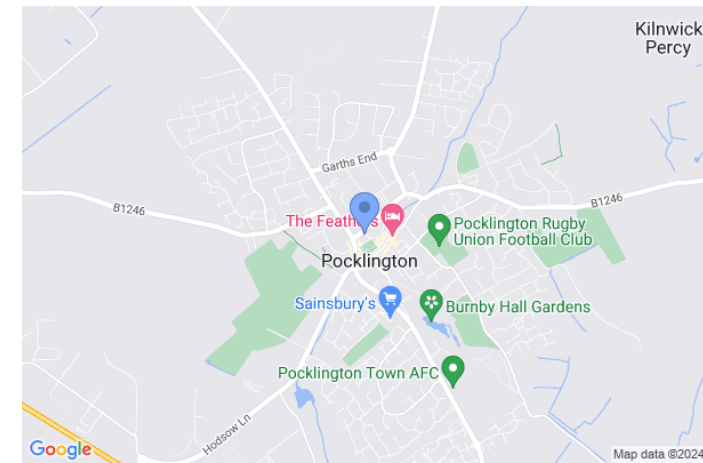
Guide Price £125,000

If you are a first time buyer, investor or are just looking to downsize, then look no further as this ground floor flat could be exactly what you have been waiting for. The property is located only a very short walk from the centre of Pocklington, so if you need easy access to amenities, then this will surely appeal. This lovely property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

Approaching the flat you will see a cast iron gate to one side that provides access to a path that leads to the front door. On entering you find yourself in the open plan kitchen/living/dining room. The living area has a window to the front that allows natural light to enter, whilst an electric fire with a stone hearth and surround can be found at the centre of the room.

The kitchen has been fitted with a wood effect worktop that incorporates a stainless-steel sink with drainer. There are various appliances including a single oven, four ring halogen hob, extractor, washing machine and fridge. In addition to the appliances there several storage cupboards.

To the rear of the flat there is a large double bedroom which has been fitted with three built in wardrobes and a family bathroom comprising bath with shower over, low level w/c, floating hand basin, chrome heated towel rail and an illuminating mirror.

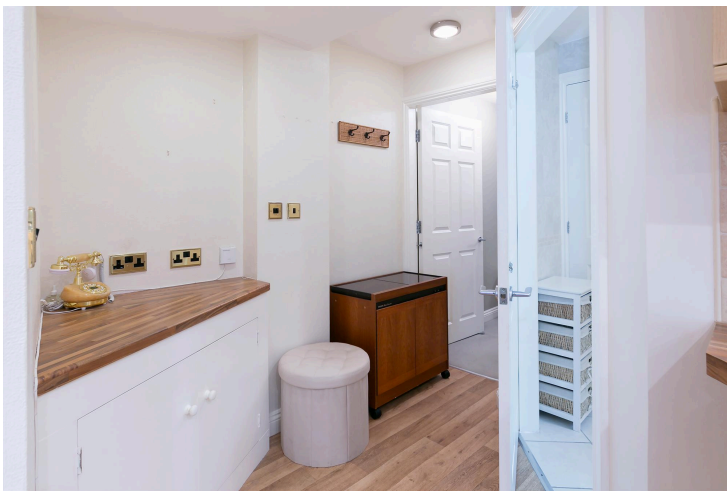




A NICELY PRESENTED FLAT WITH NO ONWARD CHAIN



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	79

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		Current	Potential
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			
		0	0

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 All mains services



Address: Pem Lane, Pocklington, York, YO42 2BA

Reference: 1736



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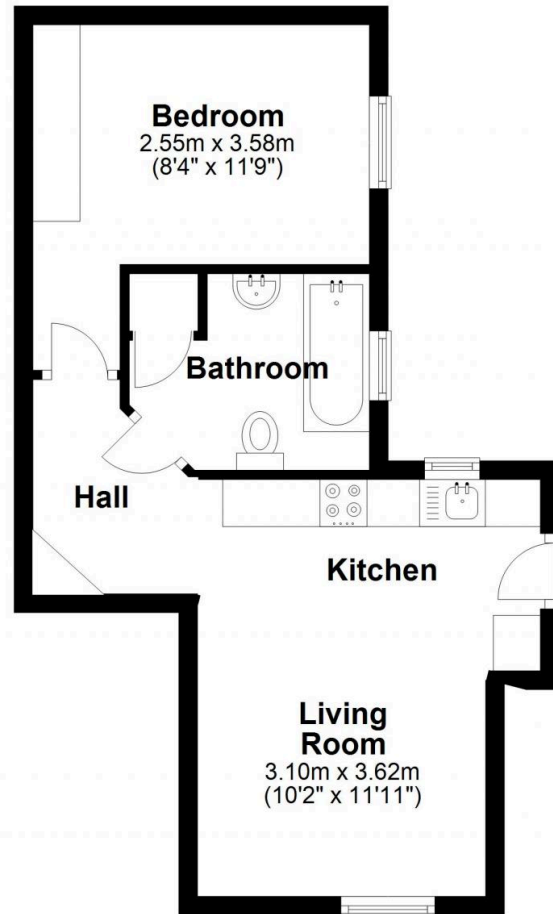


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



Total area: approx. 34.2 sq. metres (368.5 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

1a Pem Lane

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