HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£125,000

57 Ingle Court, Market Weighton, York, YO43 3HB

This beautiful, south facing, one bedroom apartment is special in its size as it is much larger than average and enjoys a dual aspect making the generous proportions warm and welcoming.

The apartment's location on the second floor affords not only wonderful views across the town of Market Weighton but also for plenty of natural light to flood in, too.

Situated close to the town centre, the property briefly comprises of a large, spacious entrance hall with storage cupboard, an inviting living room with south facing Juliet balcony, kitchen with fitted appliances, large double bedroom complete with mirrored fitted wardrobes, and a modern bathroom with double step-in shower.

The property is situated within a purpose built complex for the over 55's by McCarthy and Stone and benefits from a secure entry system, emergency careline system, house manager, intruder alarm, communal residents lounge, guest suite, laundry room, lift and car parking.

Ingle court is ideally placed for the centre of Market Weighton and its full array of local amenities including supermarkets, newsagents, coffee shops, pubs, restaurants, doctors surgery, dentists and pharmacy. EPC - C. council Tax band - B.

Bedrooms	Bathrooms	Receptions
1	1	1

OnTheMarket.com

RICS

MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

ACCOMMODATION

ENTRANCE HALL

5.11m x 4.50m (16'9" x 14'9")



Large, spacious hallway with painted walls, carpet, radiator, call system, three light fittings, and doors off to the bedroom, lounge, bathroom and cupboard.

CUPBOARD

1.87m x 1.74m (6'1" x 5'8")

Housing the boiler, fuse board, electric meter, with painted walls, carpet, pendant light, and ample room for storage.

LIVING ROOM

4.52m x 3.85m (14'9" x 12'7")



Electric fire set in black surround with white mantle, television point, telephone port, painted walls, carpet, radiator, south facing Juliet balcony, window, and door to kitchen.

KITCHEN

2.35m x 2.22m (7'8" x 7'3")



Beech effect fitted kitchen with dapple effect laminate work surfaces over, stainless steel sink with mixer tap over, electric hob with extractor over, built-in oven, and integrated fridge freezer.

BEDROOM

5.26m x 3.03m (17'3" x 9'11")





Large and spacious double bedroom with fitted double mirrored wardrobes, telephone port, radiator, carpet, and painted walls.

BATHROOM

2.12m x 1.40m (6'11" x 4'7")



White suite comprising double step-in plumbed shower with hand rail, low flush WC, wash basin set in fitted unit with double cupboard under, mirror above with light and shaving port, extractor fan, heater, wood effect vinyl flooring, and white tiled walls.

OUTSIDE & COMMUNAL AREA

To the front of Ingle court is the residents car park and main entrance doors which benefit from entry phone access and lead into the communal area. There is a beautiful, large communal garden area which is mainly laid to lawn with shrub areas and seating.

SERVICE CHARGES

We have been advised by our vendors that the ground rent charge is £212.50 and the service charge is £1230.42 this is payable every 6 months on 1st March and 1st September (Fees are subject to change and confirmation with solicitors). The service charge review date is 1st December annually, ground rent is to be reviewed when the building is 25 years old. The management company is Firstport retirement property services Ltd.
According to McCarthy and Stones website this charge covers:
* The House manager - there to cover the day to day running of the development and is on hand in case of emergencies during office hours.
* 24 hour emergency call centre - a round the clock call response and monitoring service that provides reassurance and supports the role of the house manager.
* Water and sewerage rates.
* Electricity, heating, lighting and power in communal areas.
* Management and maintenance of the building.

SERVICES

Mains water, electricity, and drainage are connected to the property.
Electric central heating.

COUNCIL TAX

Council Tax Band B.

TENURE

The property is leasehold (125 years from 2007)

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

AGENTS NOTE

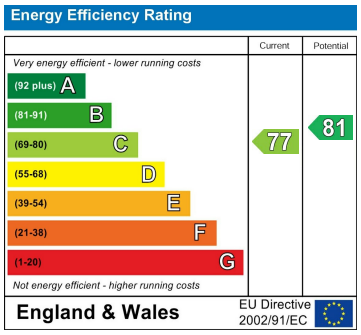
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

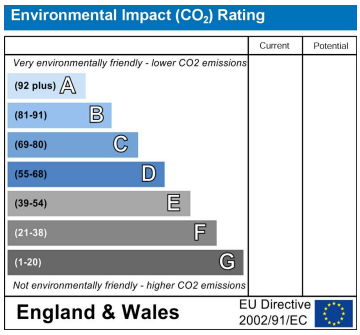
FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.





Floor plan



Total area: approx. 65.5 sq. metres (704.8 sq. feet)