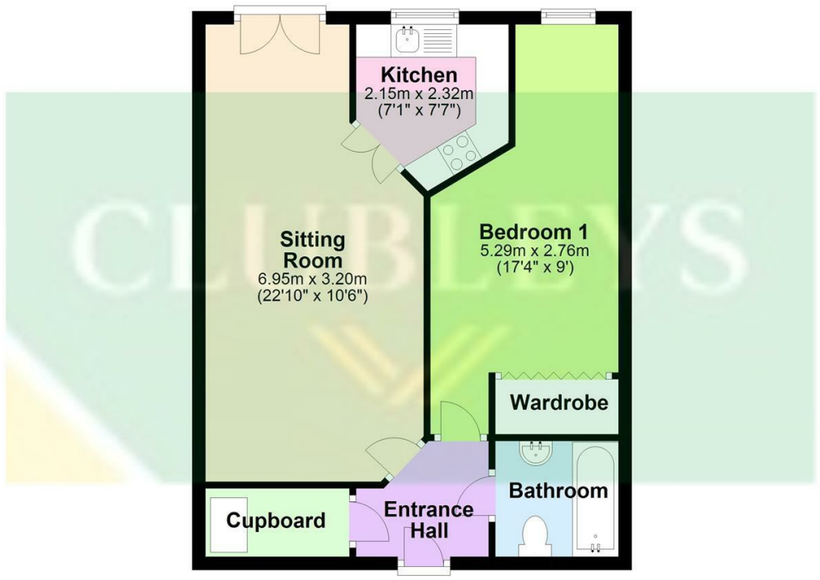
Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

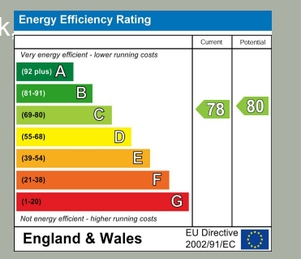
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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 representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS

55, Ingle Court, Market Weighton, YO43 3HB
£75,000



This beautifully presented apartment offers an attractive opportunity to enjoy easy, low-maintenance living with one of the main initial costs taken care of. Situated on the second floor of this popular McCarthy Stone development for the over-55s, the apartment is offered with no onward chain and is ready to move straight into. The accommodation includes a welcoming entrance hall with useful storage, a bright lounge with Juliet balcony, modern fitted kitchen with integrated appliances, comfortable bedroom and stylish bathroom. Designed for independent living with the reassurance and convenience of a managed development, this is an ideal option for anyone looking to simplify their lifestyle without compromising on having a home of their own.
This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.

rightmove

www.clubleys.com

ZOOPLA

Tenure: Leasehold
East Riding of Yorkshire
Band: B

clubleys.com

THE ACCMODATION COMPRISES

ENTRANCE HALL
Recessed shelved cupboard, intercom with entry phone and care line, ceiling coving.

SITTING ROOM
6.95m x 3.20m (22'9" x 10'5")
Ceiling coving, french doors to Juliet balcony, TV aerial point, telephone point, electric heater, double doors to kitchen.

KITCHEN
2.15m x 2.32m (7'0" x 7'7")
Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit with drainer, electric hob with extractor over, eye level oven, integrated fridge, integrated freezer, ceiling coving, wall mounted heater, part tiled walls, linoleum flooring.

BEDROOM
5.29m x 2.76m (17'4" x 9'0")
Ceiling coving, electric heater, fitted wardrobes.

BATHROOM
Three piece white suite comprising low flush WC, panelled bath with shower over, wash hand basin set in vanity unit, fully tiled walls, extractor fan.

KEY FEATURES
House Manager
24 Hour Careline
Security Entrance System
Intruder/Smoke Alarm
Residents Lounge
Guest Suite
Fitted Kitchen
Lift Laundry

OUTSIDE
The property is situated with views over the gardens. To the front of the complex is a residents car park with main entrance door having entry phone providing access to internal communal gardens. The communal gardens are beautifully maintained with various seating areas.

DETAILS OF LEASE
Management Company - First Port Retirement Property Services

ADDITIONAL INFORMATION
The current Vendor has advised us of the following charges:

Estates and Management Ltd: Ground Rent £425.00 per annum (subject to change and confirmation with solicitors)
First Port Management: Maintenance charge £3186.00 per annum (subject to change and confirmation with solicitors)

Service Charge Incentive: The vendor has agreed to cover the equivalent of the first 12 months' service charge. The contribution will be dealt with between the parties' solicitors as part of the conveyancing process and will be subject to the terms agreed within the sale.

SERVICES
Mains water, electricity and drainage.

APPLIANCES
No Appliances have been tested by the Agent.



