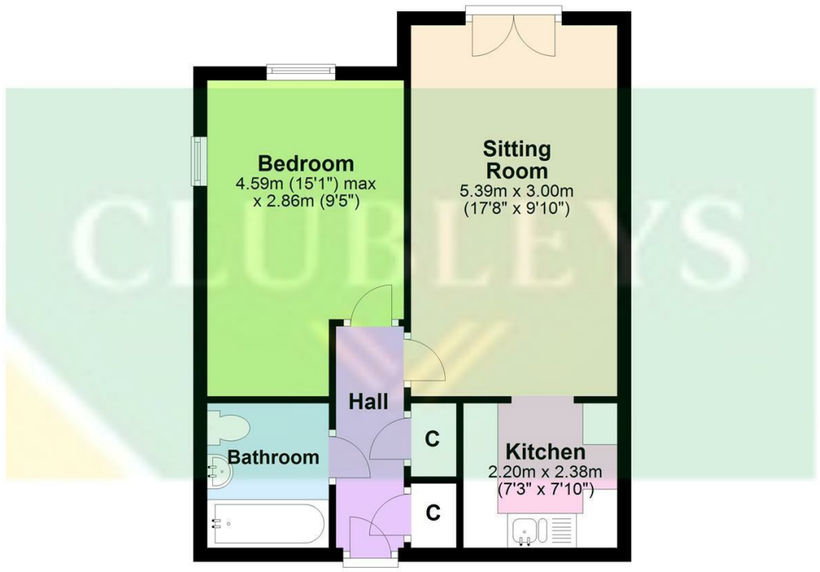
Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 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

35, All Saints Court, Market Weighton, YO43 3NT
£52,000







This charming second-floor apartment at All Saints Court offers a bright sitting room with an archway leading into a fitted kitchen, a comfortable bedroom with a pleasant outlook, and a bathroom. Designed for independent living with peace of mind, the property is part of a secure, well-established retirement complex for the over 55s. Residents enjoy excellent communal facilities including a lounge, laundry room, guest suites, lift access, and parking is available. With the reassurance of a House Manager, a 24-hour emergency call system, and individual apartment security, this property is conveniently situated close to Market Weighton town centre and its amenities, making it an ideal choice for a worry-free, community-based lifestyle.
Tenure: Leasehold. East Riding of Yorkshire Council BAND: A.

rightmove

www.clubleys.com

ZOOPLA

Tenure: Leasehold
East Riding of Yorkshire Council
Band: A

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, two fitted cupboards.

SITTING ROOM
5.39m x 3.00m (17'8" x 9'10")
French doors to Juliette balcony, ceiling coving, TV aerial point, telephone point, 2 night storage heaters, wall light points, archway to kitchen.

KITCHEN
2.20m x 2.38m (7'2" x 7'9")
Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, extractor fan, wall heater, part tiled walls.

BEDROOM
4.59m max x 2.86m (15'0" max x 9'4")
Ceiling coving, wall light points, night storage heater.

BATHROOM
Three piece light coloured suite comprising low flush WC, pedestal hand wash basin, panel bath with shower attachment over, partially tiled walls. wall heater and extractor fan.

OUTSIDE
The property benefits from a private parking space.

ADDITIONAL INFORMATION
Maintenance charge paid biannually £1600.00 and ground rent paid biannually £333.00.
The service charge currently includes 24 hour emergency call system, water and sewage charges, use of laundry room, Site Manager, exterior and communal area maintenance and buildings insurance.
The lease commenced in May 1993 - 87 years remaining from October 2025.

SERVICES
Mains water, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.





