

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£85,000**

## **21 Ingle Court, Market Weighton, York, YO43 3HB**

Close to the town centre and amenities, this one bedroom first floor flat has beautiful views over the rear gardens.

This over 55's apartment briefly comprises entrance hall, living and dining room, kitchen with integrated appliances, bedroom with fitted wardrobe, and bathroom.

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 local amenities.

**Bedrooms      Bathrooms      Receptions**

**1**

**1**

**1**





## 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, gymnasium, 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.

## ENTRANCE HALL

*2.66m x 1.41m (8'8" x 4'7")*

Front entrance door, ceiling coving, emergency pull cord, storage cupboard off.

## LIVING AND DINING ROOM

*5.33m max x 3.81m (17'5" max x 12'5")*



Juliet balcony, ceiling coving, emergency pull cord, wall mounted electric heater.

## KITCHEN

*2.25m x 1.78m (7'4" x 5'10")*



Fitted beech effect kitchen with laminate work surfaces over, electric hob with fan over, electric oven, stainless steel sink and drainer with mixer tap, integrated fridge and freezer, ceiling coving, electric wall heater, emergency pull cord.

## BEDROOM

*3.85m x 2.68m (12'7" x 8'9")*



Fitted mirror door wardrobes, ceiling coving, emergency pull cord, wall mounted electric heater.

## BATHROOM

*2.68m x 2.21m (8'9" x 7'3")*



Panel bath with shower over and fitted shower screen, wash hand basin set in beech effect vanity unit, low flush w/c, extractor fan, heated towel rail, light with shaver point, tiled walls, ceiling coving, storage cupboard housing hot water cylinder.



## OUTSIDE



To the front of Ingle Court is the residents car park and main entrance doors which benefit from entry phone access and lead into communal areas. This first floor apartment benefits from overlooking the rear gardens.

## GARDENS

There is a communal garden area which is mainly laid to lawn with shrub areas and seating.

## VIEW



## SERVICE CHARGES

We have been advised by our vendors that the ground rent charge is £212.50 and the service charge is £1453.92 this is payable every 6 months on 1st March & 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 storage heater 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.

## IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

## AGENTS NOTE

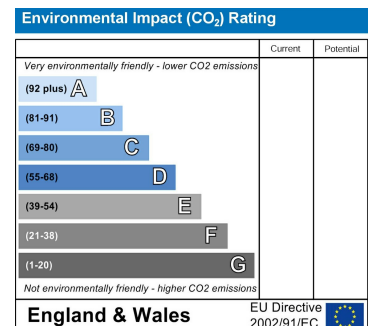
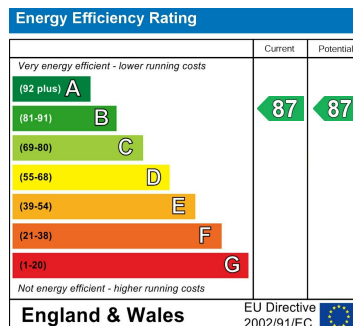
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

## 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

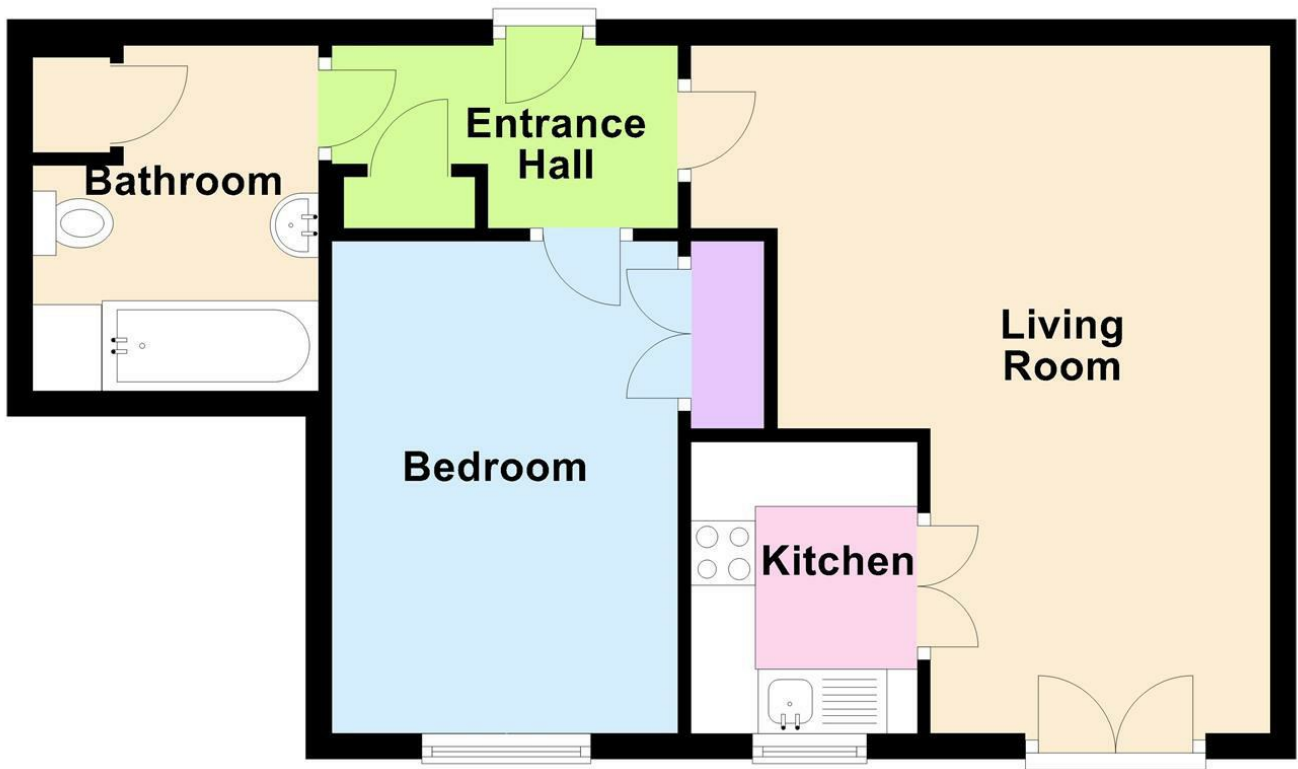
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# Floor plan

## Floor Plan

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 45.2 sq. metres (486.5 sq. feet)

**21 Ingle Court, Market Weighton**