

HORNSEYS

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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



£150,000

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

Situated close to the town centre, this spacious two bedroom apartment for the over 55's is conveniently positioned on the ground floor with access to a patio and beautiful views overlooking the rear communal gardens.

Offered with no onward chain, the property briefly comprises entrance hall, lounge, kitchen with integrated fridge and freezer, and oven and hob, main double bedroom with fitted wardrobes, second double bedroom, and a shower room.

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 ample car parking. Ingle Court is ideally placed for the centre of Market Weighton and local amenities including supermarkets, newsagents, coffee shops, pubs, restaurants, doctors surgery, dentists, and pharmacies.

Bedrooms

2

Bathrooms

1

Receptions

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 town's many amenities include schools, churches, doctors surgery, dental surgeries, pharmacies, 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 are excellent, regular bus services to a wide variety of destinations.

ACCOMODATION

ENTRANCE HALL

4.40m max x 2.07m max (14'5" max x 6'9" max)

Entrance door, walk-in storage cupboard, storage cupboard with built-in hanging rail, storage cupboard off housing hot water cylinder, ceiling coving, emergency pull cord.

LIVING ROOM

7.09m x 3.21m (23'3" x 10'6")



Stone effect fire surround and hearth with electric fire, electric wall mounted heater, rear door to patio and gardens, ceiling coving, emergency pull cord.

KITCHEN

2.33m max x 2.17m max (7'7" max x 7'1" max)



Fitted beech effect kitchen with laminate work surface over, electric hob with extractor over, electric oven, integrated fridge and freezer, stainless steel sink and drainer with mixer tap, part-tiled walls, wall mounted electric heater, ceiling coving, emergency pull cord.

BEDROOM 1

5.94m x 2.87m (19'5" x 9'4")



Fitted mirror door wardrobes, built-in dressing table, wall mounted electric radiator, telephone point, ceiling coving, emergency pull cord .

BEDROOM 2

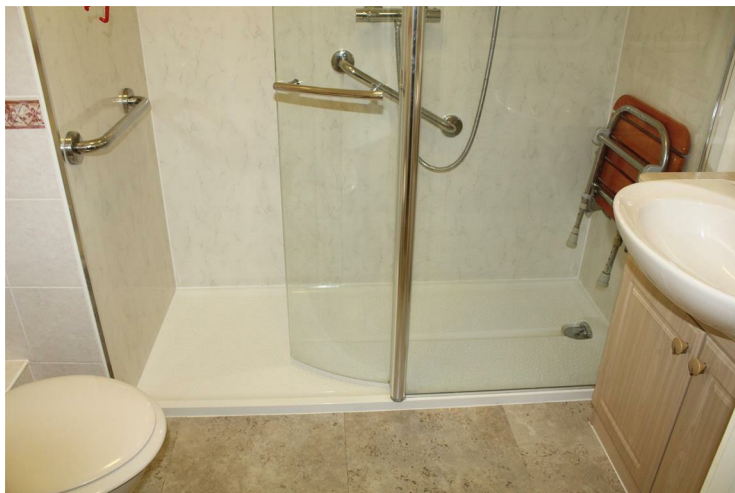
5.94m x 2.83m (19'5" x 9'3")



Telephone point, ceiling coving, emergency pull cord.

SHOWER ROOM

2.07m x 1.61m (6'9" x 5'3")



Low flush W/C, shower cubicle with plumbed shower, fitted seat and screen, wash basin with fitted vanity unit, heated towel rail, wall mounted electric heater, wall light, extractor fan, tiled walls, ceiling coving, emergency pull cord.

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.

GARDENS



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

SERVICES

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

SERVICE CHARGES

We have been advised by our vendors that the service charges including the ground rent are approximately £4935 per annum paid in two instalments 1st March and 1st September (subject to change and confirmation with solicitors).

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.

COUNCIL TAX

Council tax band C

TENURE

The property is leasehold.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	68	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Floor plan

Floor Plan

