

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**Reduced To £100,000**

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

Situated close to the town centre this larger than average well presented one bedroom first floor apartment for the over 55's offered with no onward chain briefly comprises entrance hall, lounge, kitchen with integrated fridge, freezer, oven and hob, bedroom with fitted wardrobes 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 and lift. Ingle Court is ideally placed for the centre of Market Weighton and local amenities including supermarkets, coffee shops, pubs, restaurants, and doctors surgery with pharmacy.

**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, 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

*4.00m x 1.65m (13'1" x 5'4")*

Private front door, emergency pull cord, ceiling coving, access to loft space, storage cupboard housing hot water tank, .

### LOUNGE/DINING ROOM

*5.33m x 5.13m (17'5" x 16'9")*



With double doors opening onto a Juliet balcony overlooking the beautiful gardens, electric fire with surround, ceiling coving, emergency pull cord, radiator.

## DINING AREA

## KITCHEN

*2.93m x 1.95m (9'7" x 6'4")*



Fitted wall and floor units with stainless steel sink, integral appliances which include oven, hob with extractor unit over, fridge freezer. Partly tiled walls, vinyl flooring and emergency pull cord.

## BEDROOM

4.70m x 3.24m (15'5" x 10'7")



Fitted wardrobes to one wall, window overlooking gardens, emergency pull cord, radiator.

## BATHROOM

3.09m x 2.66m (10'1" x 8'8")



Suite comprising W/C, wash basin set in vanity unit, bath, separate shower cubicle, part tiled walls, ceiling coving and 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 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 ground rent charge is £212.50 and the service charge is £1546.65 this is payable every 6 months on 1st March & 1st September (Fees are 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 B.

## TENURE

The property is leasehold.

## POSSESSION

Vacant possession on completion.

## VIEWING

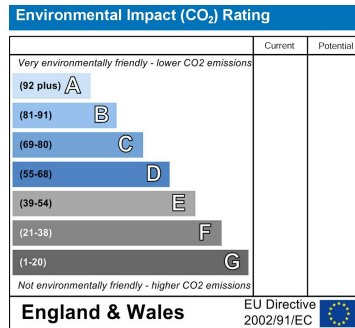
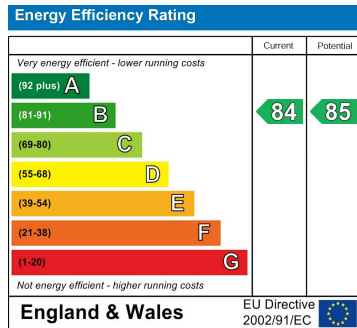
Viewing is by appointment with the agents. Tel 01430 872551.

## 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.



# Floor plan

## Floor Plan

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)