

HORNSEYS

ESTABLISHED 1885

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



£155,000

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

Offered with no onward chain. Situated close to the town centre this spacious first floor apartment is decorated in neutral decor and gives lovely views over the town centre and the rear communal gardens. This over 55's apartment briefly comprises entrance hall, living room, kitchen with integrated appliances, utility, 2 bedrooms and 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 and lift. Ingle Court is ideally placed for the centre of Market Weighton and local amenities.

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 towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops, bank 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.

ACCOMMODATION

ENTRANCE HALL

4.48m x 1.48m (14'8" x 4'10")

Ceiling coving, walk in storage cupboard off housing hot water cylinder. Wall mounted electric radiator, loft access point, emergency pull cord.

BEDROOM 1



Fitted mirrored wardrobes, wall mounted electric heater, telephone point, ceiling coving, emergency pull cord.

BEDROOM 2

5.10m x 2.62m (16'8" x 8'7")



Wall mounted electric radiator, ceiling coving, TV point, telephone point, emergency pull cord.

LIVING ROOM

6.58m x 3.70m (21'7" x 12'1")



Double doors to Juliet balcony giving views across the gardens, electric fire with cream marble hearth and timber mantle, TV point, wall mounted electric radiator, telephone point, ceiling coving, emergency pull cord.

KITCHEN

2.73m x 1.75m (8'11" x 5'8")



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

UTILITY

1.42m x 1.37m (4'7" x 4'5")



Plumbing for washing machine, ceiling coving.

SHOWER ROOM



Built in shower cubicle with plumbed shower, shower seat, grab rails, part tiled walls, low flush WC, heated towel rail, wash hand basin set on beech effect vanity unit, wall mounted fan heater, 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.

GARDEN



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.

COUNCIL TAX

Council tax band C.

SERVICE CHARGES

Service charge £2319. 98 and ground rent £247.50 to be paid half yearly in advance.

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.

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.

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

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Floor plan



Total area: approx. 78.9 sq. metres (849.1 sq. feet)
39 Ingle Court, Market Weighton