

# HORNSEYS

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**£155,000**

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

Situated close to the town centre and amenities of Market Weighton, this bright and airy first floor apartment has beautiful views overlooking the rear communal gardens and has the advantage of easy access to both the lift and stairwell of the building. This spacious over 55's apartment briefly comprises entrance hall with storage cupboard, living room and dining area, kitchen with integrated appliances, two double bedrooms, one of which has fitted wardrobes, 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, car parking, and beautiful communal gardens.

Ingle Court is located in the centre of Market Weighton, a popular market town situated on the edge of the Yorkshire Wolds with excellent public transport connections and central for York, Beverley, Hull, and the M62 motorway.

**Bedrooms      Bathrooms      Receptions**

**2**

**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.

## ACCOMMODATION

### ENTRANCE HALL

*4.07m x 1.18m (13'4" x 3'10")*

Three storage cupboards one housing hot water cylinder, ceiling coving, emergency pull cord, electric storage heater.

### LIVING ROOM AND DINING AREA

*5.98m x 3.42m (19'7" x 11'2")*



Ceiling coving, emergency pull cord, electric storage heater, double doors to Juliet balcony.

### LIVING ROOM AND DINING AREA



## KITCHEN

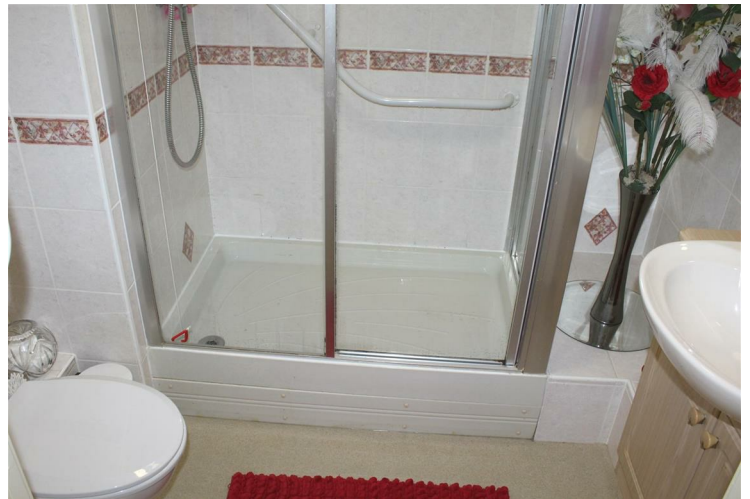
*3.20m x 1.74m (10'5" x 5'8")*



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

## SHOWER ROOM

*2.07m x 1.62m (6'9" x 5'3")*



Walk-in shower cubicle, low flush W/C, wash hand basin set in beech vanity unit, heated towel rail, light with shaver point, tiled walls, ceiling coving, wall mounted electric heater.

## BEDROOM 1

3.58m x 2.91m (11'8" x 9'6")



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

## BEDROOM 2

4.20m x 2.60m (13'9" x 8'6")



Ceiling coving, emergency pull cord, electric storage heater.

## 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.

## VIEWS

## GARDENS



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

## SERVICE CHARGES

We have been advised by our vendors that the Service charge £2319.98 and ground rent £247.50 are to be paid half yearly in advance (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 C

## 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

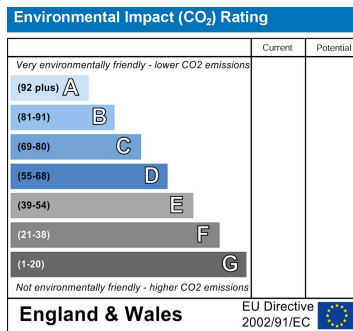
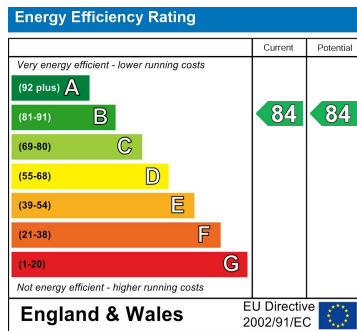
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

## 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

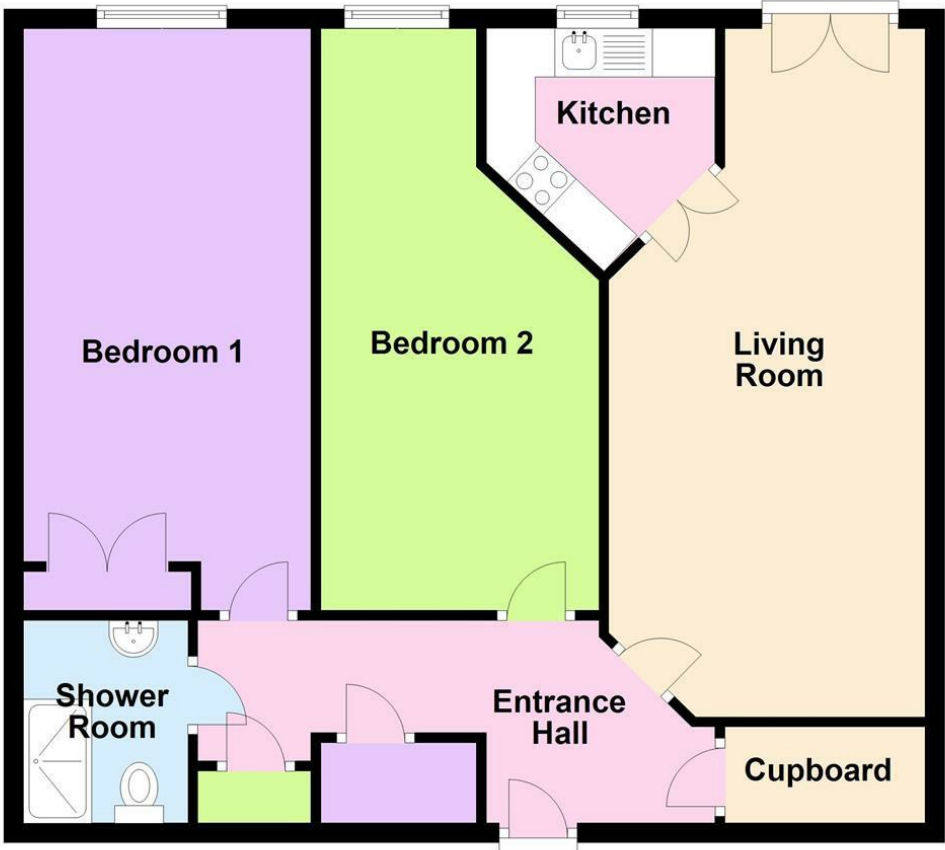
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# Floor plan

## Floor Plan

Approx. 75.4 sq. metres (811.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.2 sq. feet)

**19 Ingle Court, Market Weighton**