

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



£100,000

5 Ingle Court, Market Weighton, YO43 3HB

Situated close to the town centre, this spacious one bedroom apartment 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 with stone effect fire surround and hearth, kitchen with integrated fridge and freezer, oven and hob, double bedroom with fitted wardrobes, and bathroom featuring a bath with shower over.

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 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

Front entrance door, ceiling coving, emergency pull cord, caller entry system, storage cupboard housing hot water cylinder.

KITCHEN

2.62m x 1.73m (8'7" x 5'8")



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

LIVING ROOM

5.93m x 3.42m (19'5" x 11'2")



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

BEDROOM

4.70m x 2.71m (15'5" x 8'10")



Mirror door wardrobes, wall mounted electric storage heater, ceiling coving, telephone point, emergency pull cord.

BATHROOM

2.08m x 1.70m (6'9" x 5'6")



Panel bath with plumbed shower over, fitted shower screen, wash basin with built-in vanity unit, low flush W/C, heated towel rail, electric wall heater, extractor fan, light and shaver point, tiled walls, ceiling coving, emergency press button on bath panel.

OUTSIDE



To the front of Ingle court is the residents car park and 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.

CAR PARK



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 approximately £212.50 and the service charge approximately £1546.65, payable every six months on 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 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

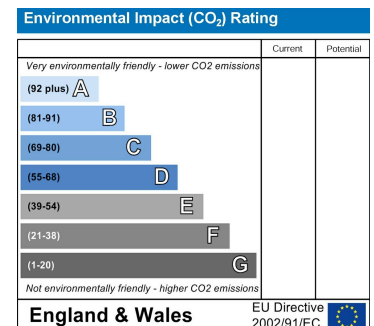
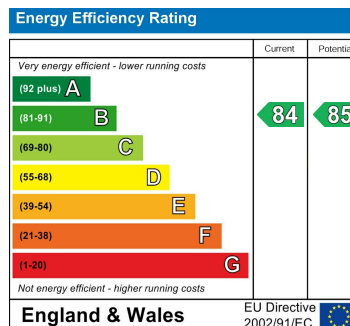
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.



Floor plan

Floor Plan



Total area: approx. 46.2 sq. metres (497.6 sq. feet)