

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£90,000**

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

Situated within easy walking distance of the town centre, this bright one bedroom apartment boasts a south facing aspect on the ground floor with direct access to the beautiful communal gardens.

The apartment briefly comprises of entrance hall, living room with door to communal gardens, kitchen with integrated appliances, one double bedroom with built-in wardrobes, and a bathroom with bath and 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 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 pharmacy.

**Bedrooms**

**1**

**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 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

### HALLWAY

*2.43m x 1.78m (7'11" x 5'10")*



Front entrance door, storage cupboard off housing hot water cylinder, ceiling coving, emergency pull-cord.

### KITCHEN

*2.428m x 2.348m (7'11" x 7'8")*



Beech effect kitchen with laminate surfaces over, electric oven, four-ring electric hob with extractor over, integrated fridge and freezer, stainless steel sink and drainer with mixer tap over, part-tiled walls, wall mounted electric heater, ceiling coving, vinyl flooring, emergency pull-cord, window to front.

## LIVING ROOM

*7.19m x 3.25m (23'7" x 10'7")*



Electric flame effect fire set on marble effect hearth with wooden surround and mantle, ceiling coving, two wall-mounted battery wall lights, wall mounted electric radiator, television point, telephone point, emergency pull-cord, door onto communal south facing garden.

## BEDROOM

*5.26m x 2.79m (17'3" x 9'1")*



Built-in mirror door wardrobes, low level oak cupboards and drawers, wall mounted electric heater, ceiling coving, television point, telephone point, emergency pull cord, window to front.



## BATHROOM

2.09m x 1.70m (6'10" x 5'6")



Panel bath with plumbed shower over and screen, wash basin set in beech effect vanity unit, low flush W/C, heated towel rail, wall mounted electric heater, light and shaver point, tiled walls, ceiling coving, extractor fan, 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

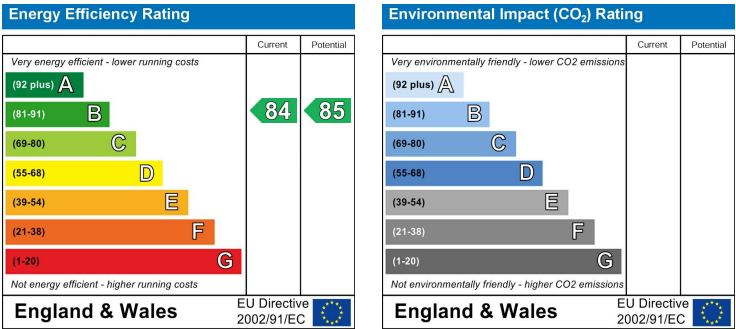
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

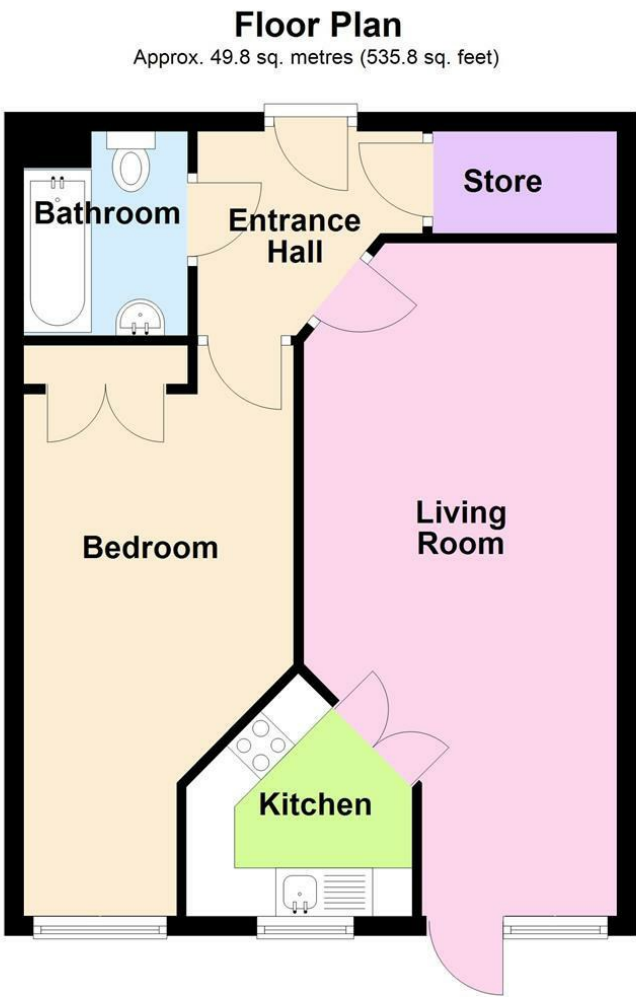
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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



Total area: approx. 49.8 sq. metres (535.8 sq. feet)