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# Jacobs Court, Sutton-On-The-Forest, York

Guide Price £105,000

Situated in the popular village of Sutton-On-The-Forest this first-floor apartment is offered with 66.66% share (NO RENT). Comprising of open-plan living accommodation, a recently fitted kitchen and shower room and two bedrooms internally, externally there is an additional secure store and allocated parking. Viewings are highly recommended.

EPC rating: To Follow. Council Tax Band B. Apply Easingwold Office on 01347 823535.

Any interested parties must meet the local connection criteria.

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- EPC RATING C
- SHARED EQUITY, NO RENT
- TWO BEDROOMS
- COUNCIL TAX BAND B
- £250 PEPPERCORN TAX PER ANNUM
- ALLOCATED PARKING

## PROPERTY DESCRIPTION

On entering the property from the ground floor you are welcomed into a lobby area where there is a staircase to the first floor. To the top of the stairs there is a further door providing access into the apartment and there is a hallway with doors to the living room, two bedrooms, a shower room and an airing cupboard.

The living room has space for living and dining furniture and is also open plan with the kitchen. There are television and telephone points and there are two windows to the front elevation is finished off with real oak flooring.

Open plan with the living room, the kitchen was recently fitted in November 2022. Comprising a range of wall and base units, worktops, stainless steel sink and a mixer tap, integrated appliances (ceramic electric hob, oven and fridge freezer) and space and plumbing for a washing machine. There is also a window to the front elevation.

The bedrooms are both double rooms and have windows to the rear elevation. There is a large attic.

Completing the apartment is an updated shower room (November 2022) which is fitted with a corner shower cubicle, a hand wash basin set in a vanity unit, a toilet, an extractor fan and an electric heated towel ladder.

Externally to the rear there is access to a secure store room with power and lighting and there is also allocated parking.

## LEASEHOLD INFORMATION

Duration Of Lease: 125 years from 2007

Remaining : 108 years

Annual Ground Rent: £250 per annum

## AGENTS NOTE

Please be aware that any potential buyer must meet the local connection criteria. To make an offer, an application form must be completed. A local connection may be established through a current or previous address in the area, having immediate family members living locally, or working within the area.

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

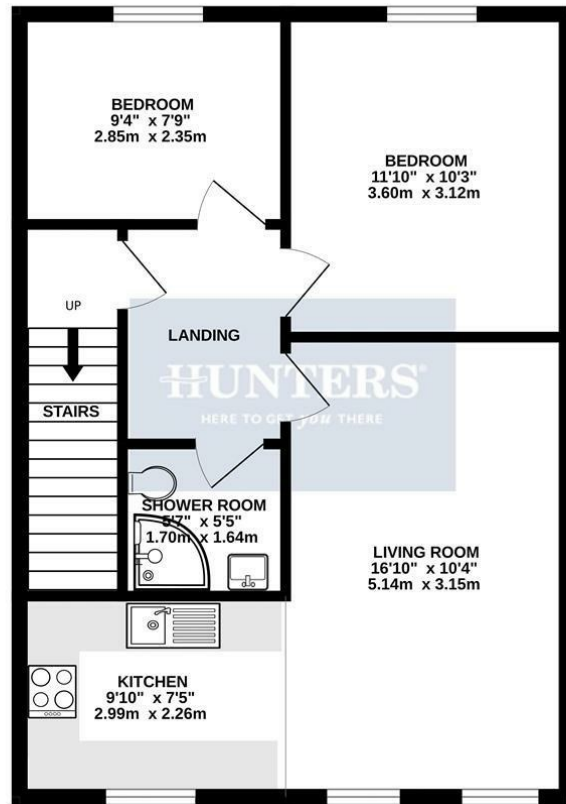
## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



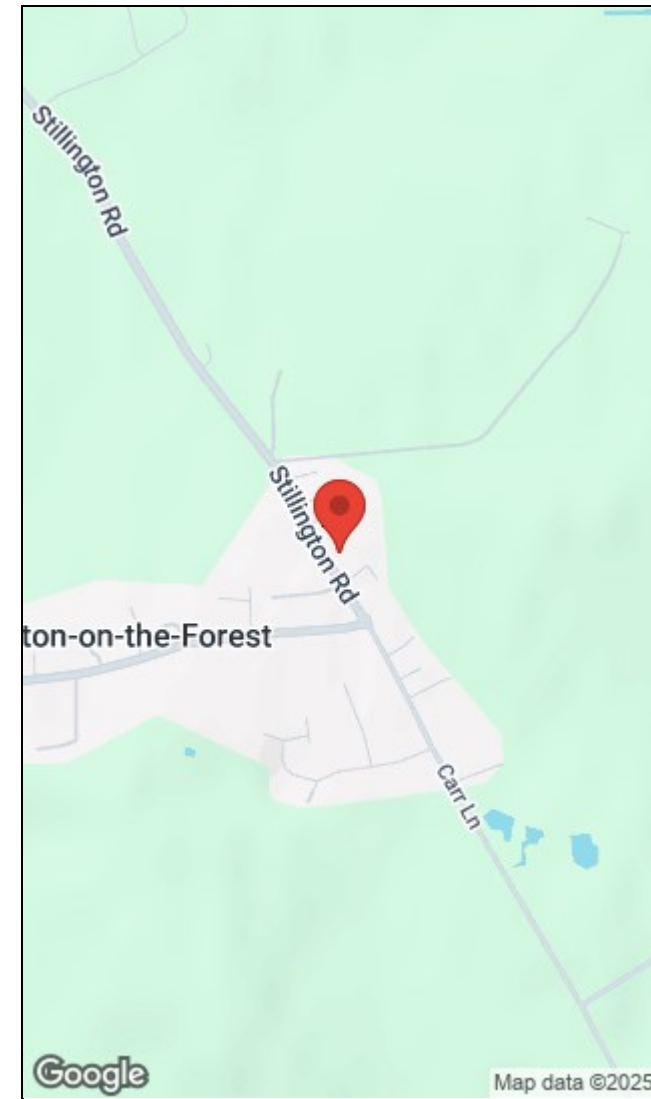


FIRST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 100       |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 73      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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