



HUNTERS[®]
HERE TO GET *you* THERE



Wilkinsons Court, Easingwold, York

Price £94,000

If you are trying to get your foot on the ladder then this could be the one for you. Situated in the popular market town of Easingwold this two bedroom first floor apartment is offered with a 60% share (up to 80% available). Benefiting from electric heating and extensive double glazing the property briefly comprises: hallway, bathroom, lounge/diner, kitchen, two bedrooms and a bathroom. There is designated parking space and a storage shed. EPC rating B and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- FIRST FLOOR APARTMENT
 - POPULAR LOCATION
 - COUNCIL TAX BAND C
- TWO BEDROOMS
 - ALLOCATED PARKING SPACE
- SHARED OWNERSHIP (60%)
 - EPC RATING B

COMMUNAL ENTRANCE HALL

Post boxes, stairs to all floors

HALLWAY

Cloaks cupboard, airing cupboard, electric storage heater

LOUNGE/DINER

Electric storage heaters x 2, window to rear aspect

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset circular single drainer sink unit, integrated electric oven, hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for tumble dryer, extractor fan, electric kick heater, window to rear aspect

BEDROOM ONE

Electric storage heater, window to rear aspect

BEDROOM TWO

Electric storage heater, window to rear aspect

BATHROOM

Suite comprising p shaped panelled bath with electric shower over, fitted screen, low flush wc, pedestal wash basin, electric towel rail, part tiled walls, tiled floor, opaque window to front aspect, extractor fan

OUTSIDE/PARKING

There is a designated parking space for one vehicle and a storage shed

LEASEHOLD DETAILS

We are advised by the vendor that the rent, buildings insurance, management fee and service charges are currently £168.67pcm and that it is a 125 year lease which commenced in December 2014.

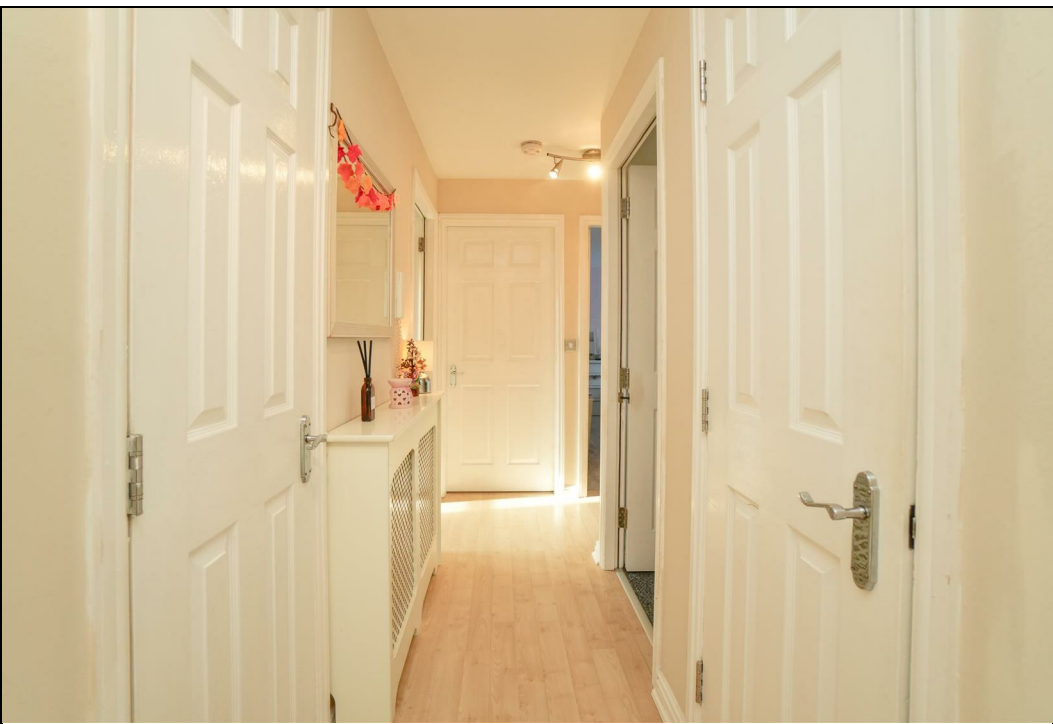
ANTI MONEY LAUNDERING REGULATIONS

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.

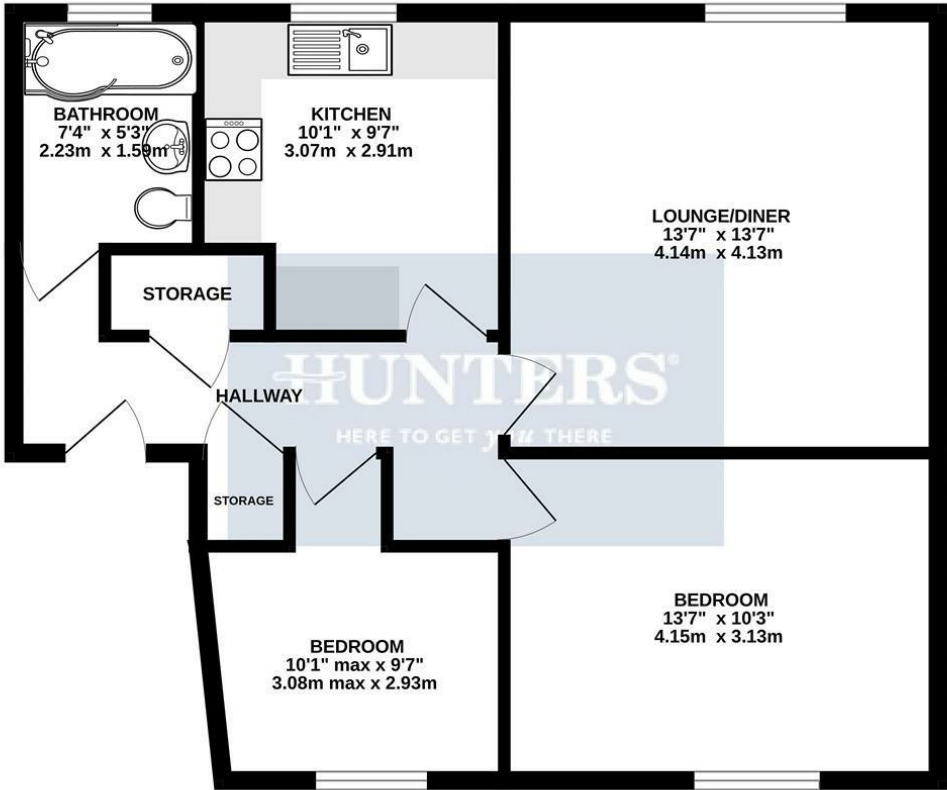
DISCLAIMER

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.

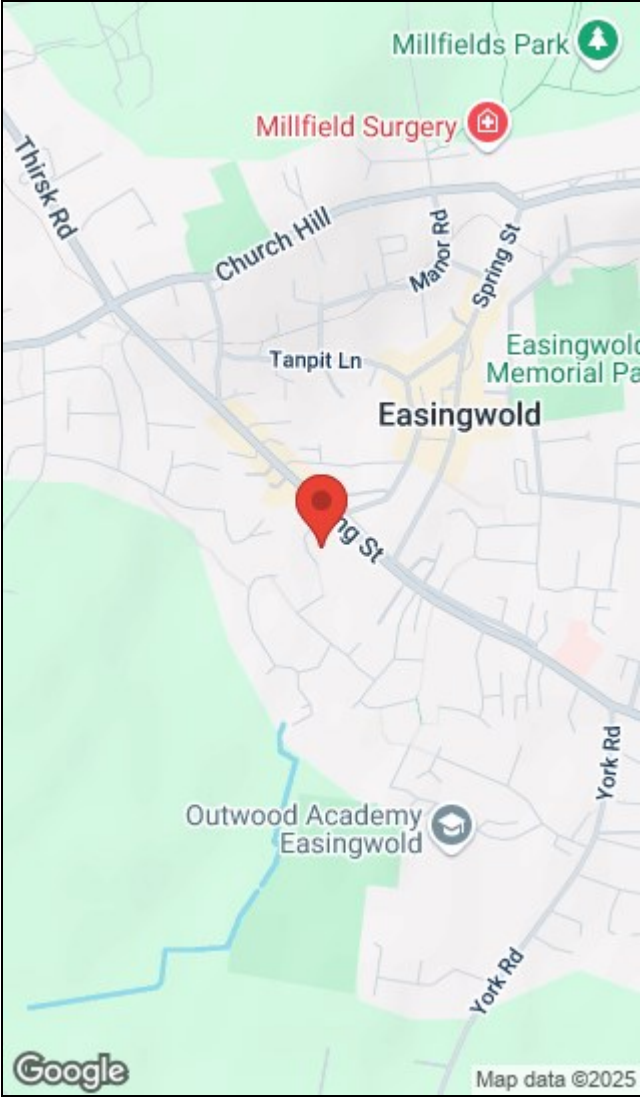




FIRST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	84
EU Directive 2002/91/EC		

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