



Belfry Court, The Village, Wigginton, York YO32 2QX Guide Price £145,000

**** NO ONWARD CHAIN ****

A modern first floor apartment which has been well maintained and is set within this highly regarded development with delightful communal gardens and being offered for sale with vacant possession.



Accommodation

The property is located on the first floor of this most popular development of retirement apartments with dual communal access from the front and rear of the development. Internally, the flat has a spacious reception hall with built in airing cupboard housing the hot water cylinder.

There is a generous lounge overlooking the communal gardens with a feature fireplace having a fitted electric fire with an Adams style surround and mantle. The lounge includes a television aerial point, coved cornices and has a uPVC framed double glazed window.

The property's kitchen includes a range of modern built in base units to three sides with rounded edge worktops incorporating a stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. The kitchen has a built in electric oven with separate 4 point ceramic hob unit with extractor canopy above. There are integrated fridge and freezer units, in addition, to a built in automatic dishwasher.

The property enjoys a substantial double bedroom with a built in wardrobe in addition to coved cornices and a uPVC framed double glazed casement window to the side elevation.

The internal accommodation is completed by the bathroom which has a low flush WC, wash hand basin set in a vanity surround, and inset bath with shower and tiled splashbacks. There is a heated towel rail, extractor fan and tiled flooring.

The property has electric heating throughout.

To The Outside

The property is set within delightful communal gardens which are maintained as part of the management agreement. The gardens are extensively laid to lawn with herbaceous borders and hedge lined boundaries.

At the rear of the development is a car park with three separate visitor parking bays with permits available for residents.

Communal Area

Belfry Court is a wonderful self-contained community.

There is a communal lounge, laundry room and a guest bedroom available within the development and Belfry Court itself is overseen by a Duty House Manager.

Tenure

Leasehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

B

Council Tax

B - City of York Council

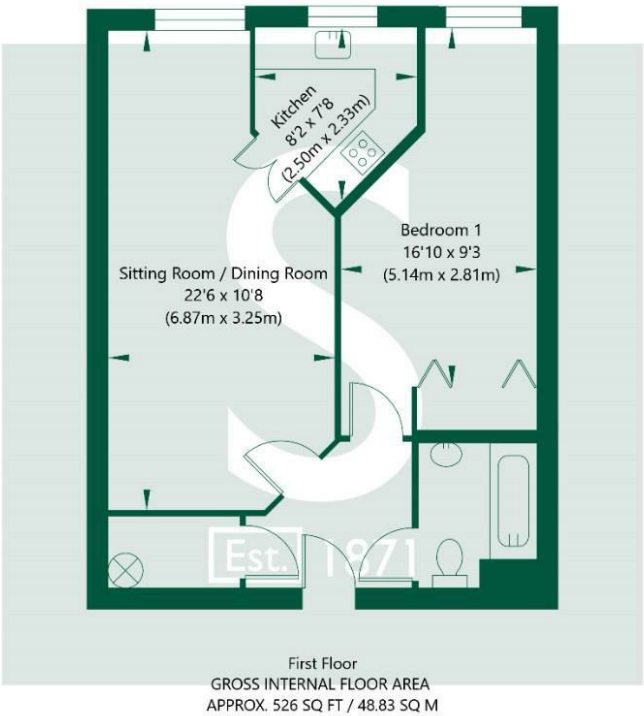
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Belfry Court , Wigginton, York, YO32 2QX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 526 SQ FT / 48.83 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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