



20, Ingle Court,  
Market Weighton, YO43 3HB  
Offers In The Region Of £100,000



Total area: approx. 44.7 sq. metres (481.5 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

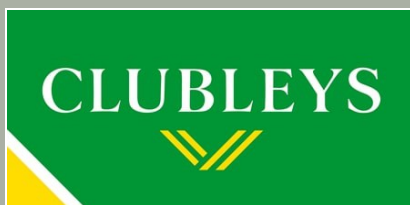
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Introducing a charming one-bedroom apartment, perfectly situated on the first floor of a tranquil complex tailored exclusively for those over 55 years young. Nestled amidst the serene surroundings of beautifully maintained communal gardens. The accommodation comprises a spacious entrance hall, accompanied by a generously sized fitted storage cupboard. The sitting room has ample space for a dining table with French doors over looking the beautiful gardens. The fitted kitchen has integrated appliances combining convenience and style. The bathroom has also been well maintained. McCarthy Stone creates award winning retirement properties for independent retirement living in vibrant communities, contact us for all of the benefits that the complex has to offer. OFFERING NO ONWARD CHAIN.

This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Recessed shelved cupboard, intercom with entry phone and care line, ceiling coving.

**SITTING ROOM**

5.82 x 3.36 (19'1" x 11'0")  
 Electric coal effect fire, ceiling coving, french doors to Juliet balcony, TV aerial point, telephone point, electric heater, double doors to kitchen.

**KITCHEN**

2.64 x 1.73 (8'7" x 5'8")  
 Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit with drainer, electric hob with extractor over, eye level oven, integrated fridge, integrated freezer, ceiling coving, wall mounted heater, part tiled walls, linoleum flooring.

**BEDROOM ONE**

4.65 x 2.68 (15'3" x 8'9")  
 Ceiling coving, electric heater, fitted wardrobes, telephone point.

**BATHROOM**

White suite comprising low flush WC, panelled bath with shower over and shower screen, wash hand basin set in vanity unit, fully tiled walls, wall mounted heater, extractor fan, heated towel rail.

**KEY FEATURES**

- House Manager
- 24 Hour Careline
- Security Entrance System
- Intruder/Smoke Alarm
- Residents Lounge
- Guest Suite
- Fitted Kitchen
- Lift Laundry

**OUTSIDE**

The property is situated with views over the gardens. To the front of the complex is a residents car park with main entrance door having entry phone providing access to internal communal gardens. The communal gardens are beautifully maintained with various seating areas.

**DETAILS OF LEASE**

Management Company - First Port Retirement Property Services

**ADDITIONAL INFORMATION**

The current Vendor has advised us of the following charges:

Estates and Management Ltd: Ground Rent £505.00 per annum (subject to change and confirmation with solicitors)

First Port Management: Maintenance charge £2,800 per annum (subject to change and confirmation with solicitors)

**SERVICES**

Mains water, electricity and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

