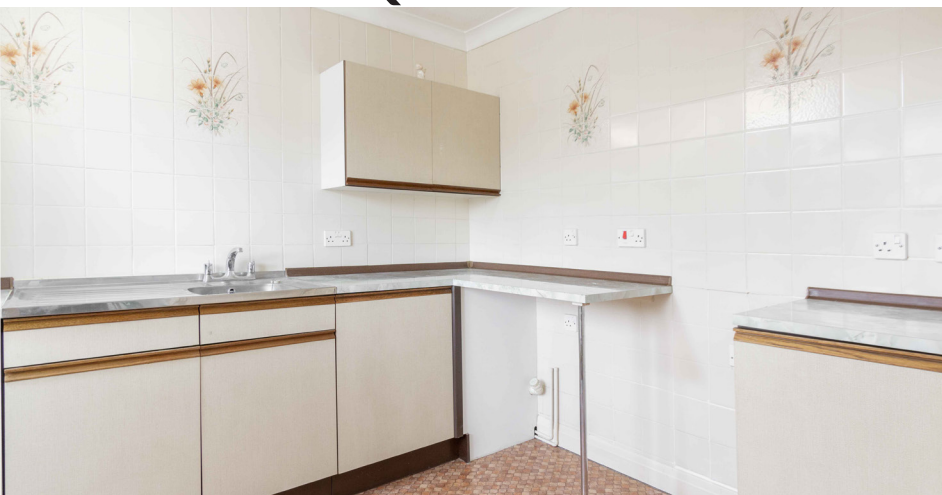


14 Francis Court

Thorpe willoughby
YO8 9RQ

£59,500 for a 70% Share

2 Bed First Floor Apartment



- LARGER TYPE TWO BEDROOM APARTMENT OVER 2 FLOORS
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- OVER 55'S
- COMMUNAL GARDENS
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN

 Elmhirst
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SOLICITORS & ESTATE AGENTS



A larger type, two bedroomed apartment located over two floors on this modern development within the popular village of Thorpe Willoughby to the west of Selby. The property briefly comprises, to the ground floor; lobby, to the first floor; landing, living room, kitchen, bedroom 1 and bathroom and to the second floor; bedroom 2. It has the advantage of a second bedroom being located on the second floor which could be utilised for various uses, electric heating, full UPVC windows/doors and car parking. It is well fitted and offered with no onward chain.

Ground Floor

UPVC front door providing entrance to the :-

Lobby:
Staircase to first floor.

First Floor

Landing:
With built in airing / cylinder cupboard fitted with a double immersion heater. Separate built in double wardrobe. Electric Economy 7 heater.

Living Room:
16'6" x 9'10" (5.03m x 3.02m)
Having a UPVC double glazed window and electric heater.

Kitchen:
10'1" x 8'2" (3.09m x 2.50m)
Fully tiled and having a good range of base units and matching wall mounted cupboards. Work surfaces incorporating a stainless steel sink. Electric cooker point and heater. UPVC double glazed window. Plumbing for washer and space for fridge freezer.

Bedroom 1:
11'7" x 9'11" (3.54m x 3.02m)
Double room with fitted dark wood wardrobes and drawer units. Electric heater under UPVC double glazed window to front elevation.

Bathroom:
7'2" x 4'11" (2.10m x 1.49m)
Fully tiled with panelled bath and electric shower over. Matching wash basin and WC. Wall mounted electric heater.

Second Floor

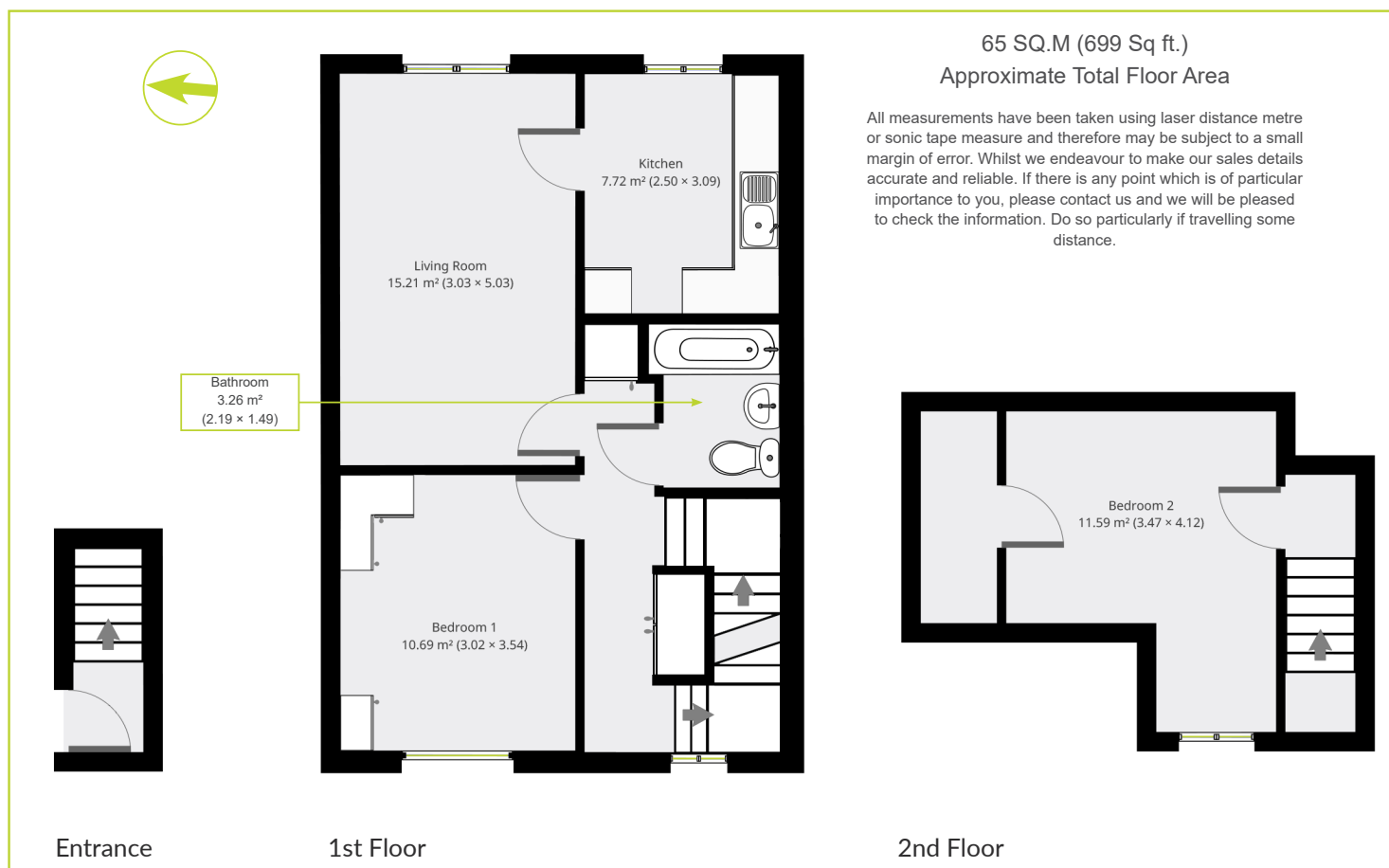
Bedroom 2:
11'4" x 14'3" max (3.45m x 4.35m max)
Having a large walk in wardrobe. Electric heater under UPVC window to front elevation.

Outside:
Communal gardens laid to lawn and wash room facility. Ample car parking available at the rear.

Leasehold:
The vendor advises there are 99 years remaining on the lease.

Management Charge:
The vendor advises that a fee of £47.00 per calendar month is payable but this should be checked by prospective purchasers.

Legal Fees:
Legal fees of £200 + VAT and a lease renewal fee of £ 450 +VAT will be payable by the buyer to the Housing Associations solicitor. Please note that this is in addition to any legal fees payable to your own solicitor.



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