



HUNTERS[®]

HERE TO GET *you* THERE

Asking Price £165,000

Belfry Court, The Village, York, North Yorkshire

- 1 BED RETIREMENT PROPERTY
- McCARTHY & STONE DEVELOPMENT
- CENTRAL WIGGINTON LOCATION
- HANDY FOR VILLAGE AND BUS TO YORK
- WELL PRESENTED THROUGHOUT
- 1ST FLOOR SOUTH FACING APARTMENT
- LEASEHOLD (108 YEARS REMAINING)
- EPC RATING C
- COUNCIL TAX BAND B

***** IMPRESSIVE 1 BED LEASEHOLD APARTMENT *** OVER 65's RETIREMENT PROPERTY *** McCARTHY STONE DEVELOPMENT *** SOUTH FACING *** VIEWS OVER COMMUNAL GARDENS *** - NICE AND LIGHT FEEL *** FIRST FLOOR WITH LIFT ACCESS *** EPC RATING C*** COUNCIL TAX BAND B *****

Brought to the open market is this well-presented one-bedroom apartment on the first floor of the highly regarded Belfry Court development in the heart of Wigginton. The accommodation living area has the benefit of a south-facing window with views over the well-maintained communal gardens. The apartment also comprises a well-fitted kitchen, a double bedroom with fitted wardrobes, a shower room and a spacious entrance hall.

With communal areas and well-tended gardens and having been built by McCarthy & Stone in 2008, these apartments have a modern feel as well as enjoying a central location in this popular village 4 miles to the north of York. Located on a bus route to York itself and handy for the local amenities which include doctors surgery, chemist, pub, church, and village store as well as Haxby a short walk away we always get plenty of interest in this desirable development.

Belfry Court

Entry via secure entryphone system. Access to apartments via lift or stairs. 19 Belfry Court is located on the first floor.

Hallway

The entrance hall provides access to the living room, bedroom, shower room and walk-in store cupboard which also houses the property hot water system.

Living Room

The living room has space for living and dining furniture if required. There is also a fireplace with an electric fire, an electric storage heater, television & telephone points and UPVC glazed French doors opening onto a Juliet balcony with views over the communal gardens. There are also glazed French doors providing access into the kitchen.

Kitchen

Accessed from the living room through glazed French doors, the kitchen is fitted with a range of wall and base units complimented with worktops, an intergrated sink with a mixer tap, an electric ceramic hob, an electric oven/grill combo, an under counter fridge and an undercounter freezer. There is also a window to the rear elevation looking over the communal gardens.

Bedroom

This double bedroom has built in wardrobes, an electric wall hung heater and a window to the rear elevation which looks out over the communal gardens. There is also a television point.

Shower Room

The shower room is fitted with a step in shower cubicle, wash basin set in a vanity unit with a wall mirror and a toilet. There is also an electric wall-hung fan heater and an electric heated towel rail.

Communal Area

Belfry Court benefits from an on-site part-time manager and central call centre. There is a ground floor communal area where residents get together and socialise with events from time to time. There is the option to have guests stay over with a guest room which can be rented. Outside are well-tended communal gardens and parking to the rear of the development (check with manager for availability) and a scooter store with charging area. This development does not offer any care and is strictly a retirement residential building.

Tenure Information

Tenure Type: Leasehold

Lease original length: 125 Years

Lease remaining: 108 years approx

Leasehold Annual Service Charge Amount £2,987.44 per annum

Leasehold Ground Rent Amount £425 per annum

Council Tax Banding: B

EPC Rating Band: C

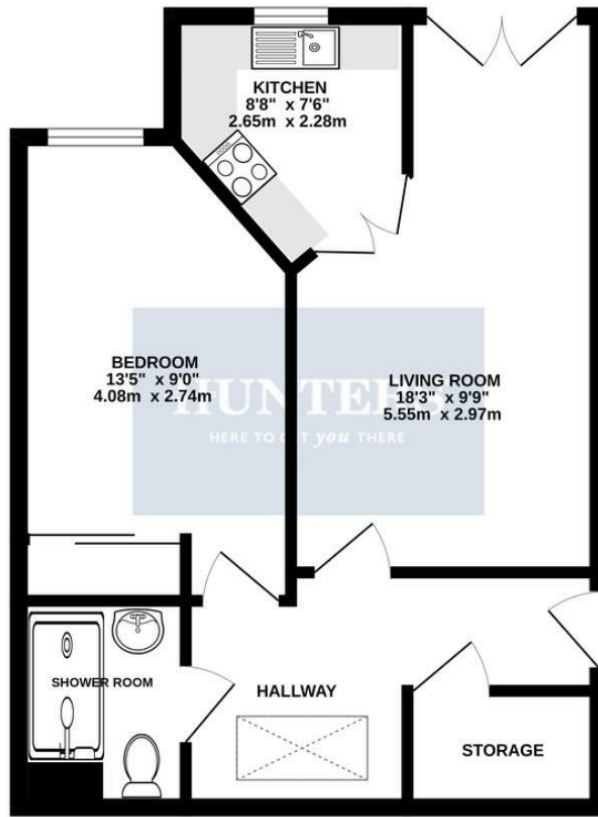
Disclaimer

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
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.8 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			84
(81-91) B			
(69-80) C		73	
(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	

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