Wilkinsons Court, York YO61 3GH

£172,500

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A beautifully presented 2 bedroom ground floor apartment ideally positioned just 250 yards from Easingwold's vibrant Market Place and a host of other local amenities. The stylish, low maintenance living space on offer is perfectly suited for first time buyers, downsizers or investors with its independent access and an allocated parking space.

Tenure: Leasehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: D
Council Tax: B - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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







Set within an attractive Georgian inspired development built in 2002, Wilkinson Court is a particularly appealing setting that combines elegant architectural detailing, low maintenance communal areas and a pleasant mix of both apartments and townhouses.

Enjoying its own independent entrance, this individual apartment has a wonderfully private feel from the outset with a welcoming reception hall that provides a practical storage cupboard and period style interior doors leading off into the principal living spaces.

The generous dual aspect sitting room is flooded with natural light while the adjoining kitchen has been thoughtfully designed with space for a small dining table.

The kitchen is both stylish and practical featuring a slate tiled floor, granite effect work surfaces, stainless steel one and a quarter sink unit and an attractive range of base and wall mounted cabinetry complemented by contemporary wall tiling, recessed lighting and a selection of integrated appliances including an oven, hob, fridge and freezer. Space and plumbing are also provided for a washing machine.

The apartment also offers a well proportioned double bedroom, a further single bedroom and a beautifully appointed bathroom fitted with a shower over the bath, heated towel rail, wash basin, WC and useful airing cupboard.

Further benefits include double glazing and night storage heating throughout.

Externally, the apartment enjoys the considerable convenience of an allocated parking space (No. 28) at the front of the apartment together with additional visitor parking spaces available on a first come, first served basis.

The development is complemented by attractively landscaped open plan communal areas creating a pleasant and established setting with space to sit and enjoy the surroundings.

A further and particularly useful benefit is the private storage shed positioned to the rear of the building, measuring approximately 6'8" x 3'7" and providing valuable additional storage space.

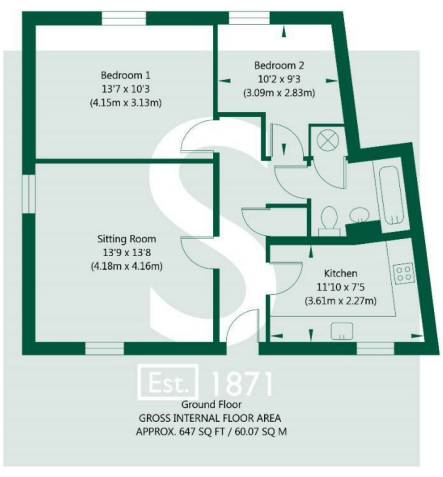
Length Of Lease: 125 Years
Starting Year of Lease: 2002
Years Remaining on Lease: 101
Service Charge: £1,320.00 1 Jan 2026 - 31 Dec 2026 which includes buildings insurance, management fees and the maintenance of the communal areas.
Ground Rent: Peppercorn
Management Company: Adair Paxton

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 647 SQ FT / 60.07 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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