Wilkinsons Court, York YO61 3GH

£150,000

Stephensons
estate agents & chartered surveyors

An exciting opportunity to buy a well presented 2 bedroom first floor apartment with its own allocated parking space situated in a highly regarded residential development within walking distance of Easingwold's bustling Market Place and a host of other local amenities.

Tenure: Leasehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 78
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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

A secure communal ground floor reception hall with staircase leads up to the first floor and the private entrance to this apartment.

The private reception hall features an intercom entry system, storage cupboard, slimline electric heater panel and doors leading off into a living room with a second slimline heater panel and a kitchen with worktop space and a range of base and wall storage units, complemented by stainless steel one and a quarter sink and drainer unit, integrated appliances (touch control hob, oven and grill, washing machine and dishwasher) kick board fan heater and a third slimline electric heater panel.

The reception hall also leads off into 2 bedrooms and a stylish shower room with a larger than average walk-in shower with dual head shower, vanity unit with wash basin and storage beneath, wc and a heated towel rail.

Externally the communal areas within Wilkinsons Court are low maintenance and there is an allocated parking space (No.42) with this apartment as well as a number of visitor parking spaces.

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

AGENTS NOTE
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In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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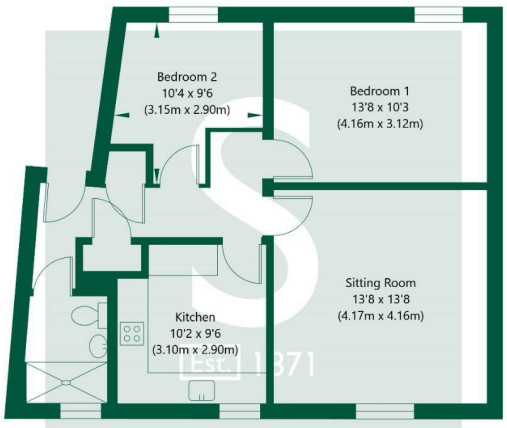

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 654 SQ FT / 60.78 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 654 SQ FT / 60.78 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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