

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.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA

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

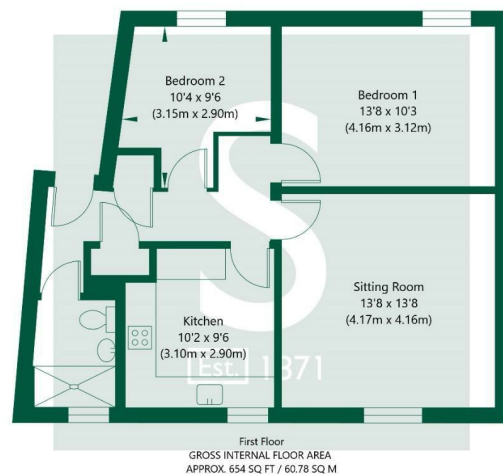
AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.

Wilkinsons Court, Easingwold, York, YO61 3GH



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.
 www.exposurepropertymarketing.com © 2026

