HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£139,950

48 Ingle Court, Market Weighton, York, YO43 3HB

Situated close to the town centre this bright and airy 2nd floor apartment has lovely westerly views overlooking the rear communal gardens.
This spacious over 55's apartment briefly comprises entrance hall, living room, kitchen with integrated appliances, two double bedrooms, and bathroom.
The property is situated within a purpose built complex for the over 55's by McCarthy and Stone and benefits from a secure entry system, emergency careline system, house manager, intruder alarm, communal residents lounge, guest suite, laundry room and lift. Ingle Court is ideally placed for the centre of Market Weighton and local amenities.

Bedrooms	Bathrooms	Receptions
2	1	1

OnTheMarket.com

RICS

MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops, bank and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, gymnasium, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

ACCOMMODATION

ENTRANCE HALL

4.07m x 1.18m (13'4" x 3'10")

Electric storage heater, loft access point, ceiling coving, emergency pull cord, walk in storage cupboard (1.64m x 0.79m), further storage cupboard housing hot water cylinder.

LIVING ROOM

5.98m x 3.42m (19'7" x 11'2")

Electric fire with cream marble effect hearth and timber surround, ceiling coving, electric storage heater, emergency pull cord, double doors to Juliet balcony.

KITCHEN

3.20m x 1.74m (10'5" x 5'8")

Fitted beech effect kitchen with laminate work surface over, stainless steel sink and drainer with mixer tap, AEG electric oven, integrated fridge and freezer, AEG electric hob with extractor over, wall mounted electric heater, emergency pull cord, ceiling coving, part-tiled walls.

BEDROOM 1

3.58m x 2.91m min (11'8" x 9'6" min)

Fitted mirror door wardrobes, ceiling coving, electric storage heater, emergency pull cord.

BEDROOM 2

4.20m x 2.60m (13'9" x 8'6")

Ceiling coving, electric storage heater, emergency pull cord.

BATHROOM

2.07m x 1.62m (6'9" x 5'3")

Panel bath with plumbed shower over, fitted shower screen, low flush W/C, wash hand basin set in beech vanity unit, heated towel rail, tiled walls, ceiling coving, light with shaver point, wall mounted electric heater, emergency push button on bath panel.

OUTSIDE

To the front of Ingle Court is the residents car park and main entrance doors which benefit from entry phone access and lead into communal areas.

VIEWS

GARDENS





There is a communal garden area which is mainly laid to lawn with shrub areas and seating.

SERVICES

Mains water, electricity and drainage are connected to the property.
Electric storage heater heating.

COUNCIL TAX

Council tax band C.

TENURE

The property is leasehold (125 years from 2007).

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements

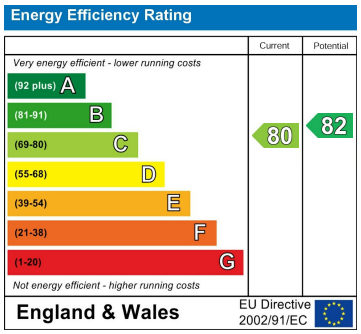
contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

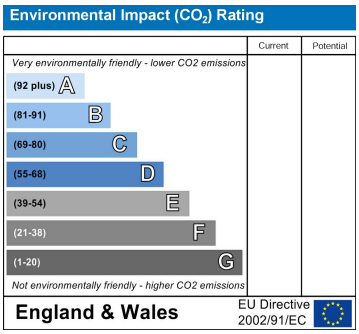
SERVICE CHARGES

We have been advised by our vendors that the Service charge £2319. 98 and ground rent £247.50 are to be paid half yearly in advance (Fees are subject to change and confirmation with solicitors). The service charge review date is 1st December annually, ground rent is to be reviewed when the building is 25 years old. The management company is Firstport Retirement Property Services Ltd.

According to McCarthy and Stones website this charge covers:

* The House Manager - there to cover the day to day running of the development and is on hand in case of emergencies during office hours.
* 24 hour emergency call centre - a round the clock call response and monitoring service that provides reassurance and supports the role of the House Manager.
* Water and sewerage rates.
* Electricity, heating, lighting and power in communal areas
* Management and maintenance of the building.

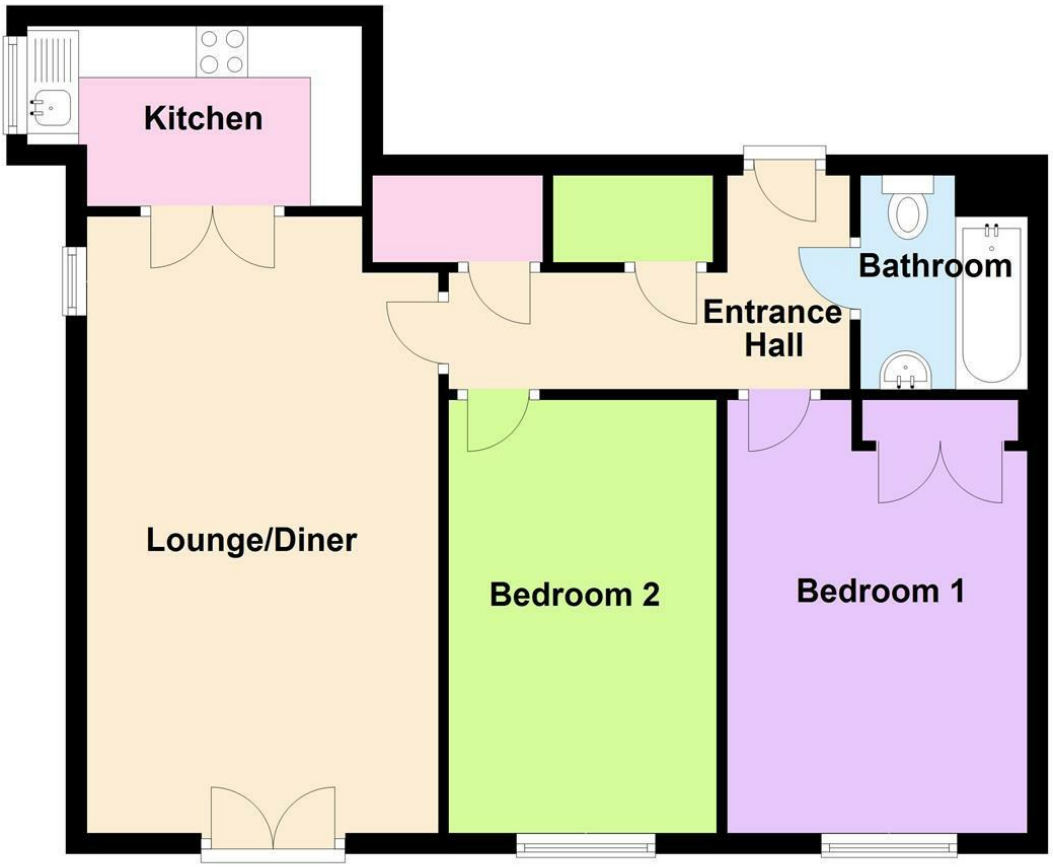




Floor plan

Floor Plan

Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 63.0 sq. metres (677.9 sq. feet)

48 Ingle Court, Market Weighton