

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



**Wilkinsons Court**  
Easingwold, York, YO61 3GH  
£112,000



# Wilkinsons Court

## Easingwold, York, YO61 3GH

STYLE - One Bedroom Apartment

HIGHLIGHTS - Super Apartment, 80% Share, Top Floor Flat, Allocated Parking

THREE WORDS - First Time Buyer

Wilkinson Court is nicely positioned within walking distance of the Market Place. It is a charming blend of elegance and fresh style. This one bedroomed apartment is offered with a 80% share! It is a super opportunity for those buyers looking to get their foot on the property ladder.

The property is tastefully decorated in pastel tones creating a tranquil ambience, a place you want to call home!  
There is allocated parking and a bike store.

### STEP INSIDE

The communal door has an entry phone, take the stairs to the second floor open your front door, welcome home. The hallway has a useful storage cupboard, handy for hanging coats and storing household bits and bobs.

Head to the right into a generous sitting/dining room. This room is bathed in natural light from the velux windows and window to the rear. Here there is space for a cosy sofa and chair, along with dining table and chairs ideal for entertaining or chilling out.

Continue through to the kitchen, fitted with base and floor mounted cupboards and drawers complimented with white marble effect work surface and fresh white metro tiles. Fitted with electric oven and hob, with plumbing for a washing machine and space for fridge/freezer.

The double bedroom has a tranquil vibe; there is plenty of room for a king size with additional bedroom furniture. The bathroom is fresh with white panelled bath and shower over, ideal for the morning rush or a leisurely soak after a hectic day!

### OUTSIDE

There is an allocated parking space, and bike store.

### TENURE

Leasehold.

The leasehold shared ownership charges based on the purchase of 80% as of 01.04.2026 – There is no rent element to pay only the charges listed below

Admin Charge £20.17

Insurance Building S/O £11.93

Service Charge £38.56

Sinking Fund £ 8.33

TOTAL £78.99

### SHARED OWNERSHIP

Shared ownership eligibility is:

Be 18 years or over.

Not to have a household income over £80,000 per annum, up to and including £80,000 pa is permitted

Not to currently own a home

If a home is owned – this must be sold subject to contract and evidence is required.

Not to be able to afford to purchase a home of this type in the current location without the assistance of shared ownership

The above criteria are used to assess someone's eligibility for shared ownership.

The second stage of the assessment is a financial assessment which must be undertaken by TMP/METRO





Before making an offer on this apartment please make sure you have confirmed you are eligible for the shared ownership scheme by completing the Help to Buy application form which is available to fill in online.

Once you have agreed a sale with the current owner, Thirteen Group will then complete a financial assessment to confirm if you are eligible to proceed with the purchase.

Please contact the Thirteen Group's Home Ownership Team on to discuss this in more detail.

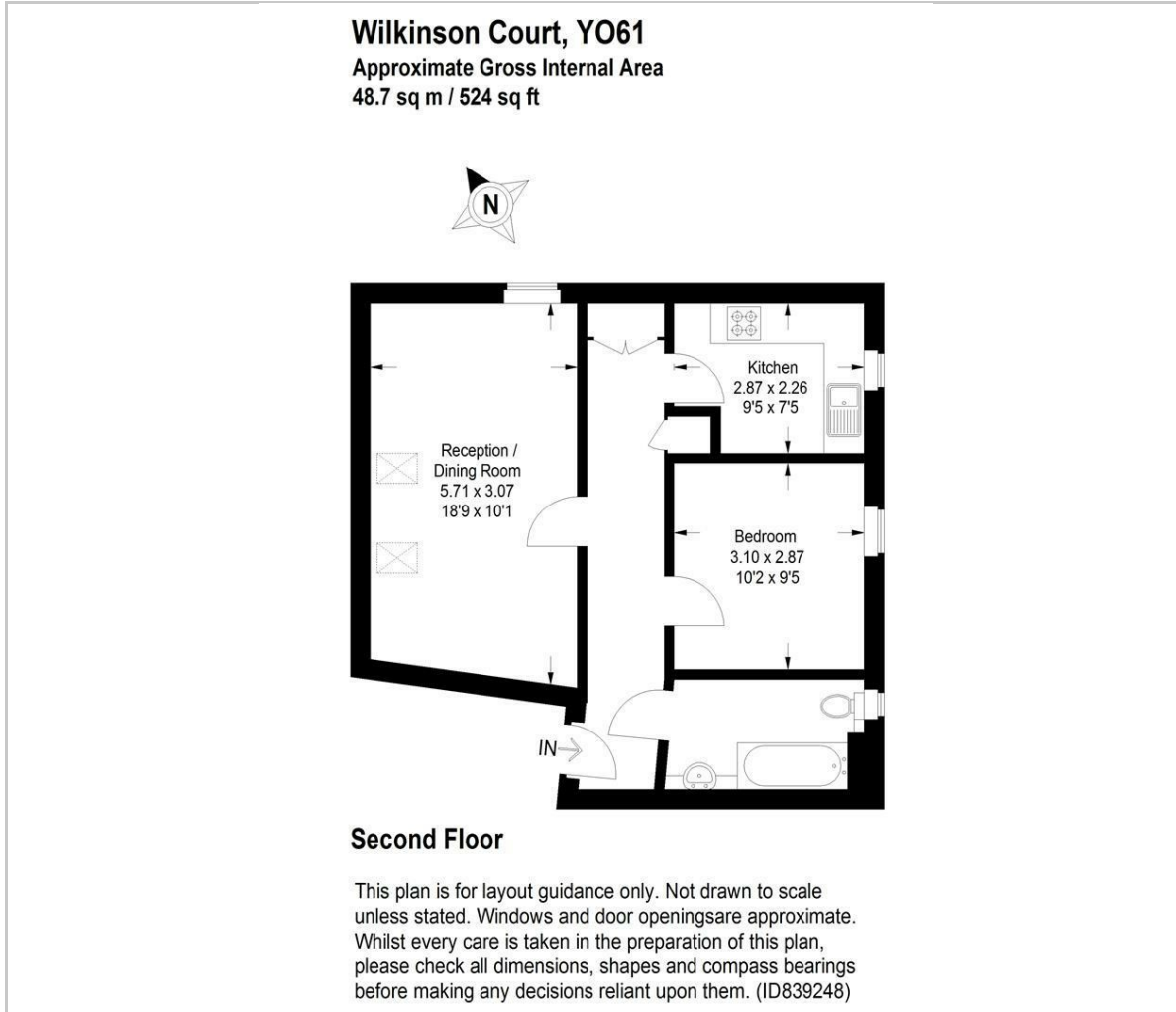
Thirteen Group - Criteria To Buy - The criteria required is as follows: he/she

- has immediately prior to such occupation been ordinarily resident within the Parish of Easingwold ("the Parish") for a period of at least 12 months; or
- has within the last 10 years prior to such occupation been ordinarily resident in the Parish for a period of at least five years; or
- has immediately prior to such occupation a mother, father, son or daughter or some other relative or carer approved in writing by the Hambleton District Council's ("the Council") Director of Planning and Environmental Services or Head of Environmental Health and Housing who has been ordinarily resident in the Parish for a period of at least 12 months; or
- is immediately prior to such occupation permanently employed in the Parish. If the proposed purchaser is unable to fulfil any of the criteria above as confirmed in writing by the Council's Director of Planning and Environmental Services or Head of Environmental and Housing then the criteria which shall apply be that he/she:

- has immediately prior to such occupation been ordinarily resident within one or more of the Parishes of Crayke, Stillington, Huby, Shipton, Tollerton, Alne, Tholthorpe, Raskelf, Huthwaite, Thornton on the Hill our Oulston (or such other parish(es) as may be agreed from time to time) ("the Other Parishes(es)") for a period of at least 12 months; or
- has within the last 10 years prior to such occupation been ordinarily resident in one or some of the Other Parishes for a period of at least five years; or
- has immediately prior to such occupation a mother, father, son or daughter or such other relative or carer approved in writing by the Council's Head of Environmental Health and Housing ordinarily resident in one or some of the other parishes

Some of the marketing images have been digitally enhanced using AI technology to showcase the property's potential and possible future appearance. These images are for illustrative purposes only and should not be relied upon as an exact representation of the property in its current state.

## Floor Plan



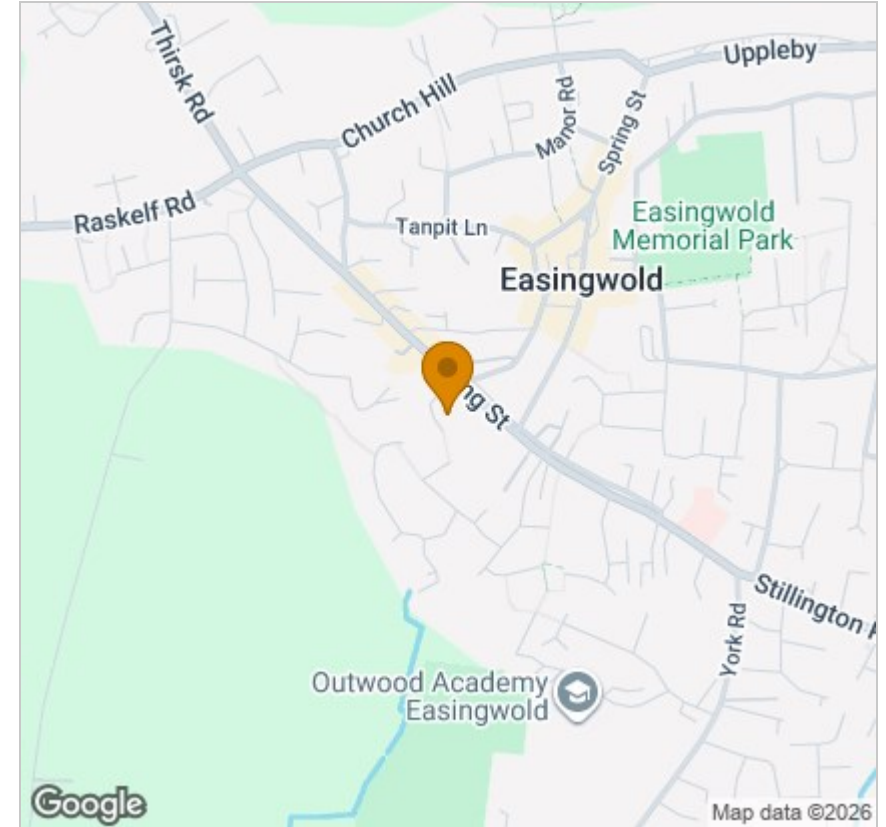
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

