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Wilkinsons Court, Easingwold, York

Asking Price £109,500

Property Description
To the ground floor, you enter the building into a communal entrance lobby with stairs leading to the second floor. Opening the front door, you enter the apartment hallway, which provides access to the accommodation and benefits from a useful storage cupboard, ideal for coats and household essentials.

The spacious sitting/dining room is a bright and inviting space, enjoying plenty of natural light from the skylight windows and rear-facing window. There is ample room for comfortable seating along with a dining table and chairs,

The kitchen is fitted with a range of wall and base units, complemented by white marble-effect work surfaces and white tiles. The kitchen is equipped with an electric oven and hob, with plumbing for a washing machine and space for a fridge/freezer.

The double bedroom offers plenty of space for a king-size bed and additional bedroom furniture. The bathroom is fitted with a modern white suite, including a panelled bath with shower over.

Outside, the property benefits from an allocated parking space and access to a useful bike store.

Leasehold Information
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.

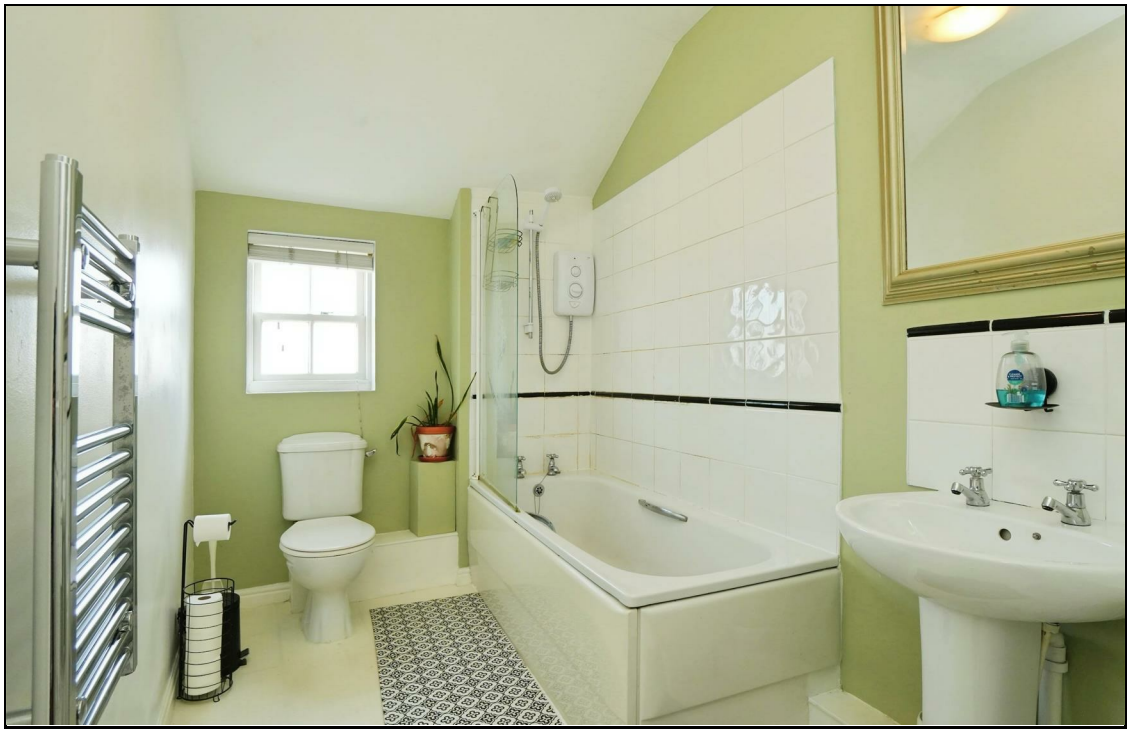
Once you have agreed a sale with the current owner, Thirteen Group will then complete a financial assessment to confirm if you are eligible to proceed with the purchase.

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, Husthwaite, 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

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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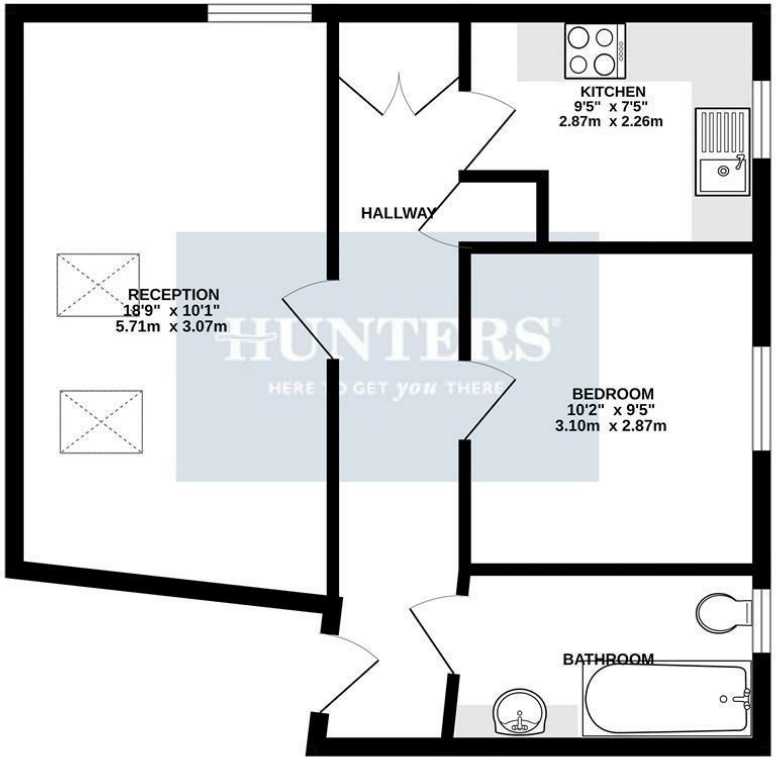
SECOND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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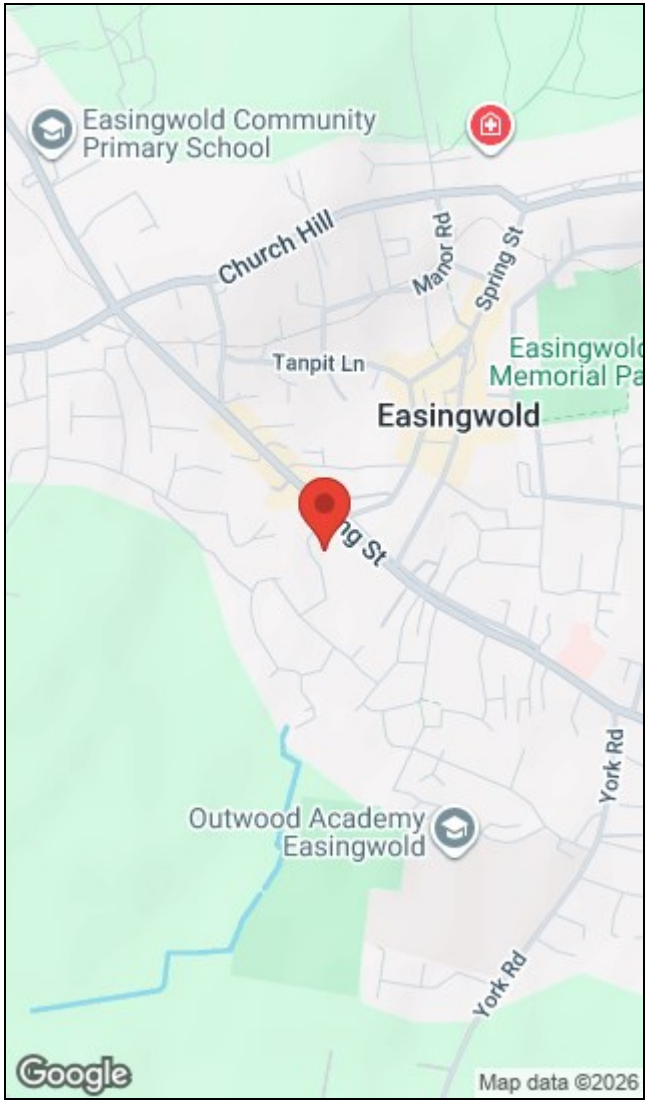

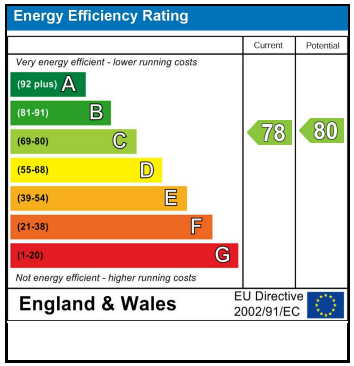

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