



HUNTERS®
HERE TO GET *you* THERE



Belfry Court, The Village, Wigginton, York

Offers In The Region Of

~~£140,000~~

*** GROUND FLOOR 1 BED APARTMENT *** NO ONWARD CHAIN *** CORNER LOCATION *** LEASEHOLD *** MCARTHY & STONE DEVELOPMENT *** CENTRAL VILLAGE LOCATION ***
HANDY FOR AMENITIES ***

This well-proportioned one-bedroom ground-floor apartment is available in the sought-after retirement development of Belfry Court, located in the village of Wigginton. The apartment features a lounge/diner, a well-equipped kitchen, a double bedroom with fitted wardrobes, a shower room, and a spacious entrance hall.

Built by McCarthy & Stone in 2008, these modern apartments offer a central location in this popular village, just 4 miles north of York. Residents can enjoy communal areas, beautifully maintained gardens, and easy access to local amenities, including a doctor's surgery, chemist, pub, church, and village store. The development is conveniently situated on a bus route to York, with the village of Haxby just a short walk away.

EPC Rating B Council Tax Band B

- **1 BED RETIREMENT PROPERTY**
- **CENTRAL WIGGINTON LOCATION**
- **COUNCIL TAX BAND B**
- **GROUND FLOOR**
- **WELL PRESENTED THROUGHOUT**
- **EPC RATING: C**
- **McCARTHY & STONE DEVELOPMENT**
- **HANDY FOR VILLAGE AND BUS TO YORK**
- **LEASEHOLD**

Belfry Court

Belfry Court benefits from an on-site part-time manager and central call centre. There is a ground floor communal area where residents get together and socialise with events from time to time. There is the option to have guests stay over with a guest room which can be rented. Outside are well-tended communal gardens and parking to the rear of the development (check with manager for availability) and a scooter store with a charging area. This development does not offer any care and is strictly a retirement residential building.

Entry into the building is via a secure entryphone system. On entering the building you are welcomed into a communal area where there is access to the apartments via a lift or stairs. 10 Belfry Court is located on the ground floor.

Property Description

This ground-floor apartment is accessed through a timber entrance door, leading into an entrance hall. From here, doors provide access to the dining lounge, bedroom, bathroom, and a large storage room housing the hot water system.

The dining lounge is spacious, offering ample room for both living and dining furniture. It features a fireplace with an electric fire, an electric storage heater, TV and telephone points, and a UPVC glazed door that opens to the communal gardens at the front. Glazed French doors also lead from the lounge into the kitchen.

The kitchen, accessed via the French doors from the living room, is equipped with a range of wall and base units complemented by worktops. It includes an integrated sink with a mixer tap, an electric ceramic hob, an electric oven/grill combo, as well as under-counter fridge and freezer units. A window provides pleasant views of the communal gardens at the front.

The double bedroom boasts built-in wardrobes, an electric wall-mounted heater, and a window overlooking the well-maintained communal gardens. A television point is also available.

The shower room is fitted with a step-in shower cubicle, a vanity unit with a wash basin and wall mirror, and a toilet. Additional features include an electric wall-hung fan heater and an electric heated towel rail.

Tenure Information

Tenure Type: Leasehold

Lease original length: 125 Years

Lease remaining: 108 years approx

Leasehold Annual Service Charge Amount £3,112 per annum

Leasehold Ground Rent Amount £425 per annum

Council Tax Banding: B

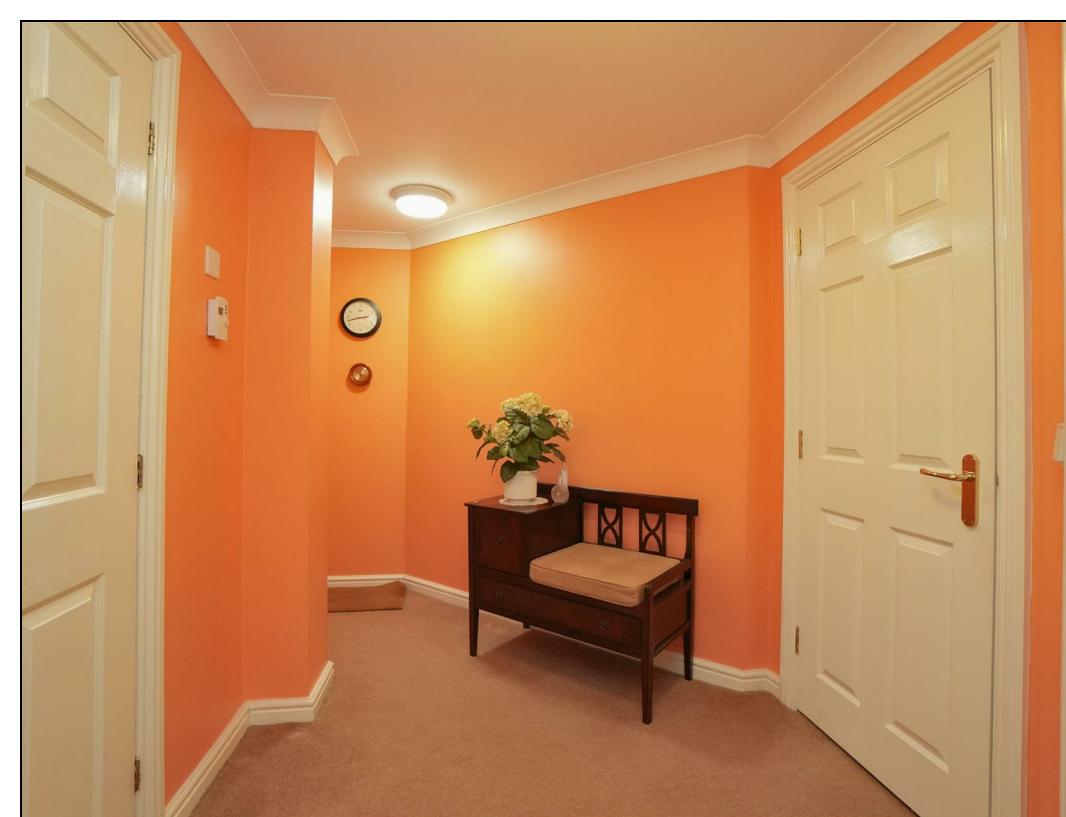
EPC Rating Band: B

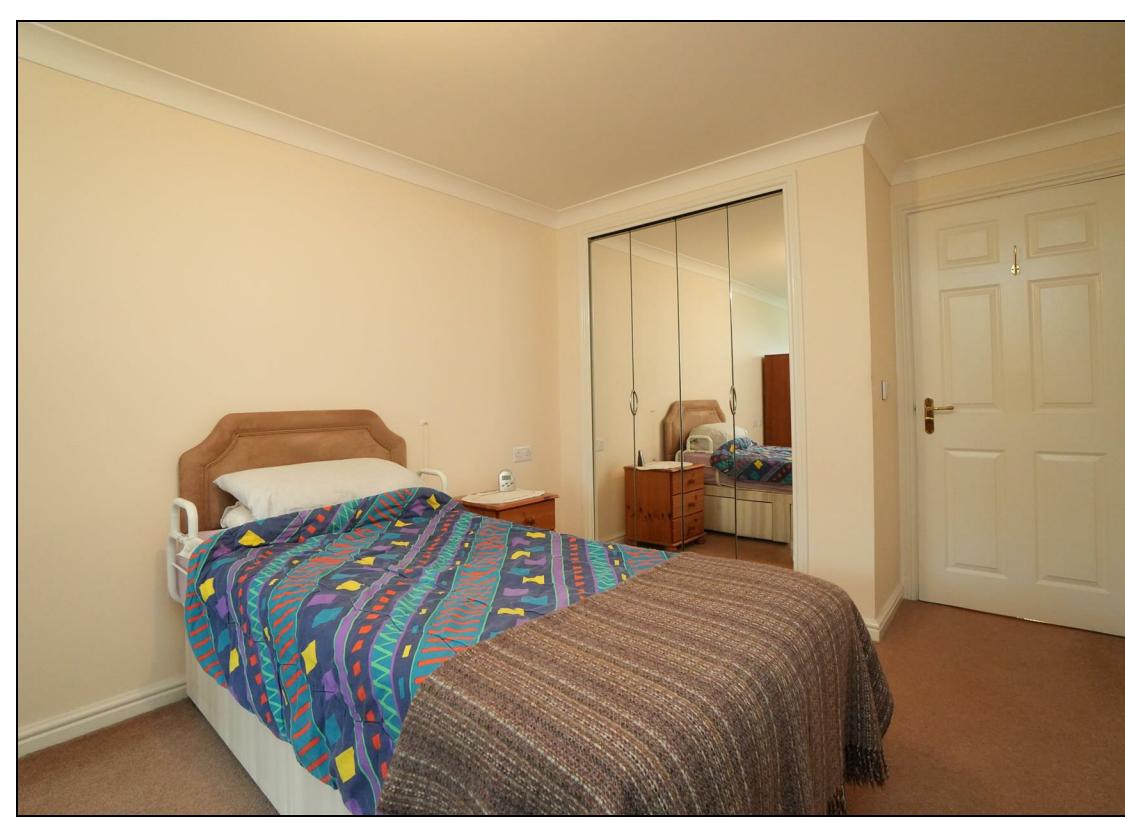
Anti Money Laundering Regulations

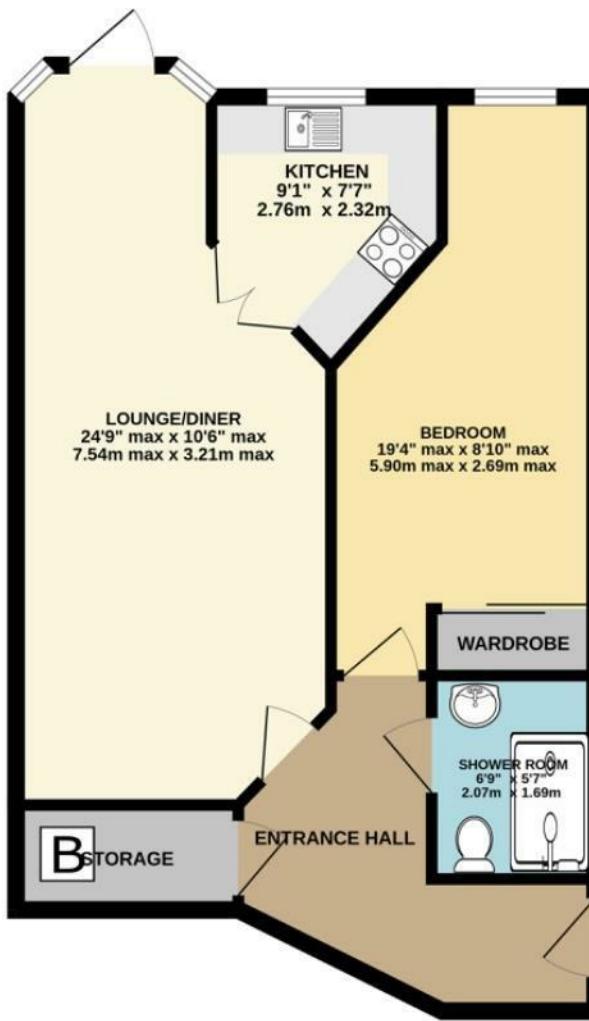
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.







TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			