HORNSEYS

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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

£65,000

19 All Saints Court, Market Weighton, York, YO43 3NT

Situated close to the town centre and amenities of Market Weighton, this spacious two bedroom apartment for the over 55's is conveniently situated on the first floor of the much sought after complex of All Saints Court. The generously proportioned living accommodation comprises entrance hall/dining area, lounge, fitted kitchen, two double bedrooms, and a large bathroom. Each room is fitted with an emergency pull cord for access to the 24 hour careline.

All Saints Court benefits from a secure entry system, house manager, communal residents lounge, two guest suites, laundry room, a lift, and is within walking distance of supermarkets, newsagents, coffee shops, pubs, restaurants, doctors surgery, dentists, and pharmacies.

Market Weighton is a popular market town ideally located for York, Hull, Beverley and the M62 motorway, and has excellent public transport services.

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 and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, 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/DINING AREA

3.21m x 2.74m plus 1.50m x 0.86m (10'6" x 8'11" plus 4'11" x 2'9")

Recently decorated and with a recently fitted carpet. A spacious room with emergency pull cord, storage cupboard off with shelving, further cupboard off housing hot water cylinder, storage heater.

LOUNGE

4.45m x 3.14m (14'7" x 10'3")

Double doors to Juliet balcony, ceiling coving, television point, telephone point, two storage heaters, window to rear aspect, emergency pull cord.

KITCHEN

2.36m x 2.22m (7'8" x 7'3")

Fitted kitchen with wall and base units, stainless steel 1.5 bowl sink unit, mixer tap, part-tiled walls, extractor fan, wall heater, emergency pull cord.

BEDROOM 1

4.64m x 2.75m into wardrobe (15'2" x 9'0" into wardrobe)

Fitted wardrobe with hanging rail and shelving, ceiling coving, window to rear, storage heater, emergency pull cord.

BEDROOM 2
3.48m x 2.74m (11'5" x 8'11")

Recently decorated and boasting a recently fitted carpet. Window to rear aspect, television point, storage heater, emergency pull cord.

BATHROOM
2.75m x 2.01m (9'0" x 6'7")

With low flush W/C, pedestal wash basin, panel bath with mixer tap and shower over, vanity light, electric wall heater, extractor fan, storage cupboard off with shelving, emergency pull cord.

COMMUNAL RESIDENTS LOUNGE

SERVICES
Mains water, electricity and drainage.
Electric storage heaters.

SERVICE CHARGES
We are advised by the current vendor the Ground rent & Service charge are paid every 6 months as follows-
Ground Rent £333.80
Service charge £2133.10

GROUND RENT
TBC

COUNCIL TAX
Band B

TENURE
Leasehold

POSSESSION
Vacant possession on completion

VIEWING
Viewing is by appointment with the agent. Tel 01430 872551

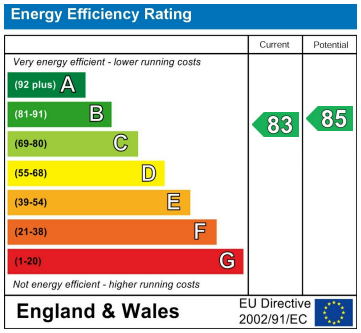
AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

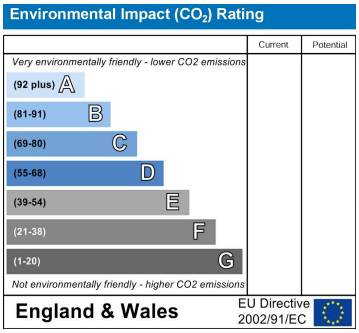
FREE VALUATION
If you are thinking of selling or struggling to sell your house we will be pleased to provide a free valuation and marketing advice.

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.

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.





Floor plan

Floor Plan

Total area: approx. 58.3 sq. metres (627.9 sq. feet)