HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com



£119,000

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

** SMART MODERN TWO BED RETIREMENT APARTMENT WITH NO FORWARD CHAIN**

Located in the lovely Ingle Court Retirement complex with beautiful gardens and only a short walk to Market Weighton town Centre and Tesco's supermarket. The apartment enjoys a quiet location on the second floor with two double bedrooms, a spacious lounge diner and modern kitchen.
The property is built and designed 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, lift, and ample parking. Council Tax Band - C. EPC -C.

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.

HALL

The spacious hallway enjoys a carpeted floor complimented with pleasant neutral decor to the walls, generous walk in storage cupboard and a wall mounted heater. Doors lead to..

LOUNGE/DINER

3.4m x 5.64m (11'1" x 18'6")

A spacious and pleasant room with a dual aspect. Centred around a feature fireplace with an inset electric fire framed with an attractive surround. Carpeted flooring, wall mounted heaters and a storage cupboard. A set od double doors leads to the kitchen.

KITCHEN

2.97m x 2.09m (9'8" x 6'10")

Fitted with a range of matching wall and base cabinets with complimentary work surfaces over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer and mixer tap over, integrated single electric oven with a four ring electric hob over and extractor. Ample space for a larder style fridge freezer. Cushioned flooring and a UPVC double glazed window.

BEDROOM ONE

4.72m incl wardrobes x 2.94 (15'5" incl wardrobes x 9'7")

The first double bedroom enjoys a range of fitted wardrobes with mirrored doors, carpeted floor, wall mounted heater and a UPVC double glazed window.

BEDROOM TWO

4.6m x 2.61m (15'1" x 8'6")

The second double bedroom also boasts a carpeted floor, wall mounted heater and a UPVC double glazed window.

BATHROOM

2.11m x 1.65m (6'11" x 5'4")

Enjoying a fitted bathroom suite comprising paneled bath with mixer shower over, low level flush W.C and a vanity unit housing a counter sunk wash basin with bathroom storage beneath. Modern cushioned flooring is complimented with fully tiled walls. the bathroom is finished with an extractor fan and a wall mounted electric heater.

SERVICE CHARGES

We have been advised by our vendors that the ground rent charge is approximately £212.50 and the service charge approximately £1593.46, payable every six months on 1st march and 1st September (subject to change and confirmation with solicitors).
According to McCarthy and Stone's 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.

SERVICES

Mains water, electricity, and drainage are connected to the property.
Gas central heating.

VIEWING

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

TENURE

The property is leasehold.

POSSESSION

Vacant possession on completion.

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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which

mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

FREE VALUATION

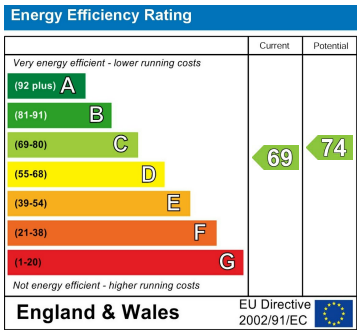
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

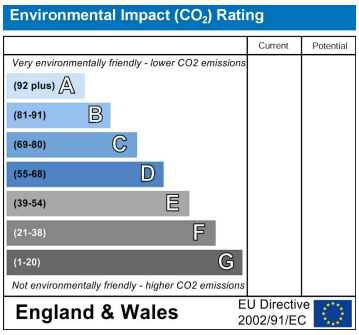
AGENTS NOTE

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.

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.

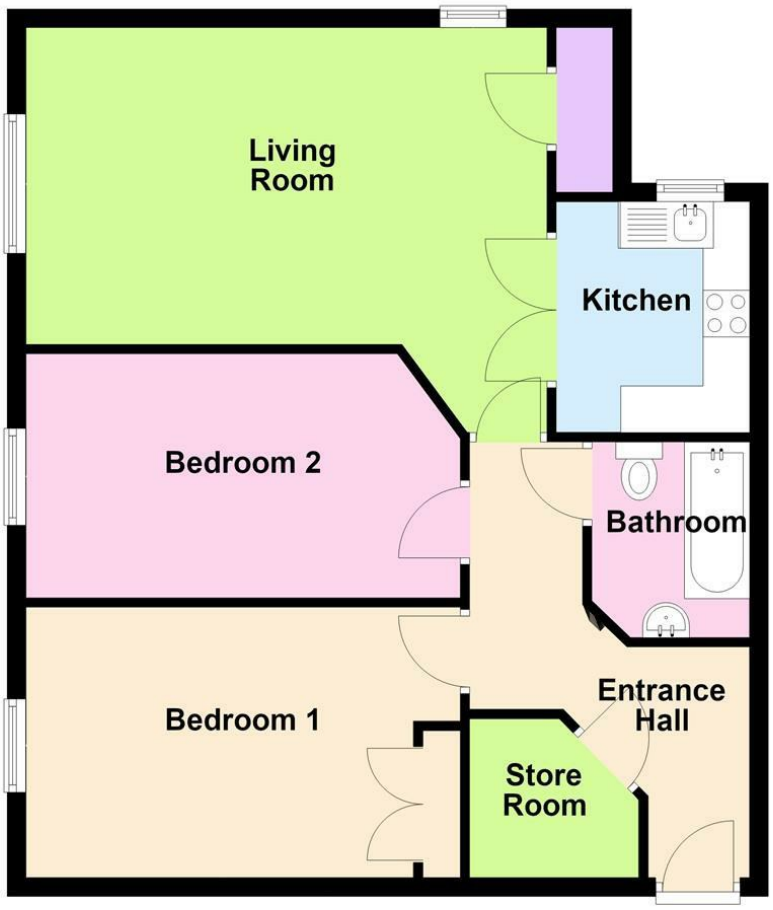




Floor plan

Floor Plan

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 68.1 sq. metres (732.5 sq. feet)