

# HORNSEYS

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**£75,000**

## **49 Ingle Court, Market Weighton, York, YO43 3HB**

This beautiful one bedroom apartment is special as it enjoys a dual aspect making its generous living areas warm and welcoming.

Its location on the second floor also affords wonderful views over the garden and for plenty of natural light to flood in.

Situated close to the town centre, the property briefly comprises of a spacious entrance hall with storage cupboard, an inviting dual aspect living room with Juliet balcony, fitted kitchen with built-in appliances, large double bedroom complete with mirrored fitted wardrobes and fitted wall and floor cupboards and drawers, and a modern bathroom with extra large step-in shower.

The property is situated within a purpose built complex 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 car parking.

Ingle court is ideally placed for the centre of Market Weighton and its full array of local amenities including supermarkets, newsagents, coffee shops, pubs, restaurants, doctors surgery, dentists and pharmacy.

**Bedrooms**

**1**

**Bathrooms**

**1**

**Receptions**

**1**





## 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

*3.23m max x 3.17m max (10'7" max x 10'4" max)*

Spacious hallway with painted walls, carpet, radiator, call system, loft access, and doors off to the bathroom, bedroom, lounge and storage cupboard.

### STORAGE CUPBOARD

Housing the storage heater, fuse box, and shelves.

### LIVING ROOM

*5.03m x 4.31m (16'6" x 14'1")*



Dual aspect room with electric fire set in cream surround with cream mantle, television point, telephone port, radiator, painted walls, carpet, window, door to kitchen and a Juliet balcony with views looking over the garden.

## KITCHEN

*2.24m x 1.74m (7'4" x 5'8")*



Beech effect fitted kitchen with dapple effect laminate work surfaces over, stainless steel sink with mixer tap over, electric hob with extractor over, built-in electric oven, integrated fridge and freezer, and heater.

## BEDROOM

*5.06m x 2.87m (16'7" x 9'4")*



Spacious double bedroom with built-in double mirrored wardrobes, built-in wall and floor cupboards and drawers, radiator, painted walls, and carpet.

**BATHROOM**  
2.07m x 1.68m (6'9" x 5'6")



White suite comprising extra large step-in plumbed shower with handrail, low flush WC, wash basin set in fitted unit with double cupboard under, mirror above with light and shaving port, extractor fan, towel rail, and radiator.

**OUTSIDE & COMMUNAL AREA**

To the front of Ingle Court is the residents car park and main entrance doors which benefit from entry phone access and lead into the communal lounge area. There is a beautiful, large communal garden area which is mainly laid to lawn with shrub areas, and seating.

**SERVICE CHARGES**

We have been advised by our vendors that the ground rent charge is £212.50 and the service charge is £1230.42 this is payable every 6 months on 1st March and 1st September (Fees are subject to change and confirmation with solicitors). The service charge review date is 1st December annually, ground rent is to be reviewed when the building is 25 years old. The management company is Firstport retirement property services Ltd.

According to McCarthy and Stones 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.  
Electric central heating.

**COUNCIL TAX**  
Council Tax Band B.

**TENURE**  
The property is leasehold (125 years from 2007).

**POSSESSION**  
Vacant possession on completion.

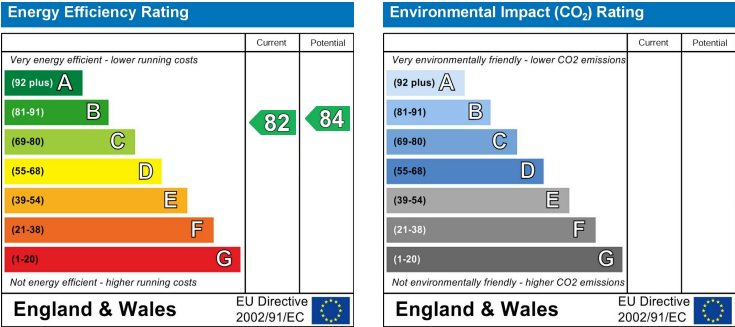
**VIEWING**  
Viewing is by appointment with the agents. Tel 01430 872551.

**IDENTIFICATION**  
Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

**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 free valuation and marketing advice.

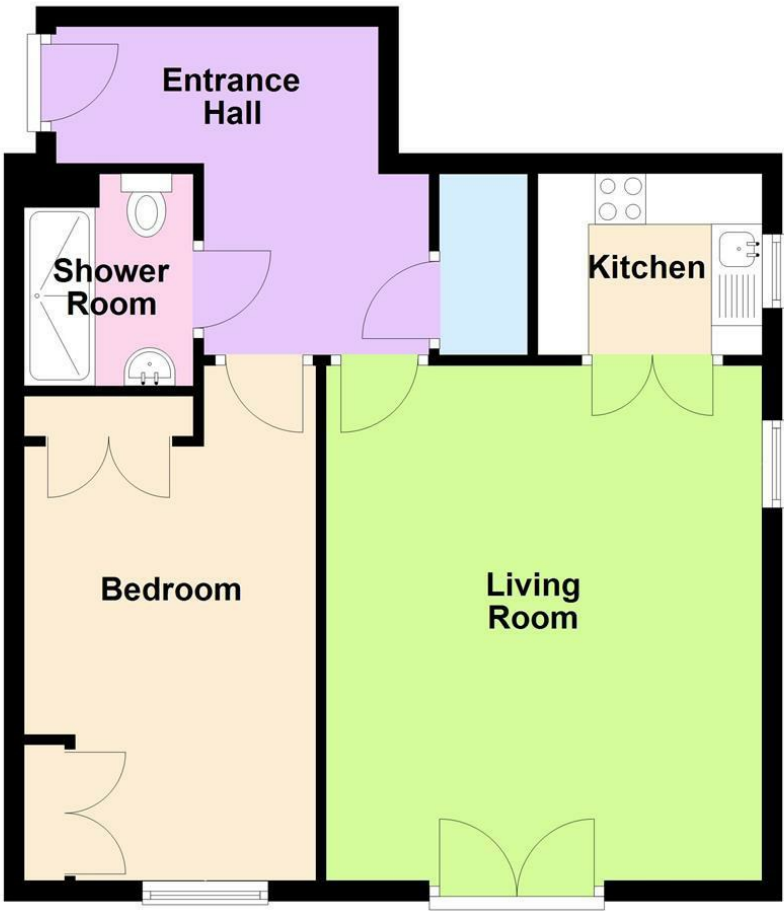
**DISCLAIMER**  
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# Floor plan

## Floor Plan

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 55.3 sq. metres (595.5 sq. feet)