HORNSEYS

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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£95,000

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

** NO FORWARD CHAIN **

An exceptional one bedroomed apartment in the highly desirable Ingle Court boasting stunning views across the communal gardens from the Juliet balcony.

Located on the top floor and quietly tucked away, this property would make a fantastic home into retirement with all the facilities the complex has to offer.

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. All located within superb gardens and only a short stroll into the centre of Market Weighton with its full array of amenities.

EPC - C. Council Tax - B.

Bedrooms	Bathrooms	Receptions
1	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

HALLWAY

Entered through a smart entrance door, the hallway with a carpeted floor has emergency call system, smoke alarm and doors leading to a storage cupboard, lounge, bedroom and bathroom.

LOUNGE

3.39m max x 5.39m (11'1" max x 17'8")



With a carpeted floor and pleasant neutral decor to the walls, the lounge is centred around a feature fireplace with an inset electric fire framed with a contemporary surround and sat upon a matching hearth. Double patio doors leads to the Juliet balcony with stunning views across the communal gardens. An electric radiator and ceiling coving finishes the room.

KITCHEN

1.72m x 2.73m (5'7" x 8'11")



Fitted with a range of matching wall and base units with contrasting work surfaces over and splash back tiling to the walls, inset stainless steel kitchen sink with drainer and mixer tap over, single integral oven, four-ring halogen hob with extractor hood over, an integrated fridge and freezer and an integrated dishwasher, wall mounted electric heater, cushioned flooring, and a UPVC double glazed window.

BEDROOM

2.60m x 4.72m into bay + wardrobes (8'6" x 15'5" into bay + wardrobes)



The generous sized double bedroom boasts fitted wardrobes with mirrored fronts affording an abundance of hanging and storage space. Carpeted flooring is complemented with neutral decor to the walls. There is also an electric central heating radiator and a walk-in bay fitted with a UPVC double glazed window.

BATHROOM



Fitted with a matching suite comprising panelled spa bath with mixer shower over, low-level flush WC, and a vanity unit housing an inset wash basin with bathroom storage beneath. Fully tiled walls are complimented with a cushioned floor, towel warmer radiator and an extractor fan.

SERVICES

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

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.

COUNCIL TAX

Council Tax Band B payable to East riding Of Yorkshire Council. https://www.eastriding.gov.uk/

TENURE

The property is leasehold.

POSSESSION

Vacant possession on completion.

VIEWING

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

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.

ENERGY PERFORMANCE CERTIFICATE

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.

AGENTS NOTES

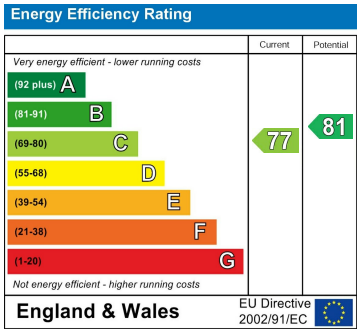
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

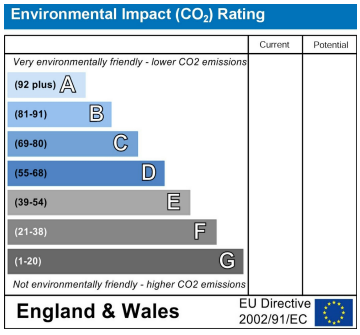
VALUATION

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

DISCLAIMERS

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



Total area: approx. 41.7 sq. metres (448.8 sq. feet)