

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£725 PCM**

## **39 All Saints Court, Market Weighton, YO43 3NT**

Situated close to the town centre and amenities of Market Weighton, this modern one bedroom apartment for the over 55's is in excellent condition and situated in a private position on the third floor of the much sought after complex of All Saints Court, affording unique views over Georgian roof tops and Market Weighton church.

The generously proportioned living accommodation comprises entrance hall, living room, kitchen, bedroom, and shower room. 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.

AVAILABLE SHORT OR LONG TERM - BOND £836 - PETS BY NEGOTIATION

**Bedrooms      Bathrooms      Receptions**

**1**

**1**

**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

Front access door, loft access point, storage cupboard, storage cupboard with hanging rail, emergency pull cord.

### LIVING ROOM

5.45m x 3.18m (17'10" x 10'5")



Bay window with full length doors and Juliet balcony, ceiling coving, two wall mounted electric radiators, television point, emergency pull cord.

### KITCHEN

2.44m x 2.27m (8'0" x 7'5")



High gloss cream kitchen with black granite effect work surface over, stainless steel sink and mixer tap, electric oven, electric hob with extractor fan over, part-tiled walls, wall mounted electric heater, wood effect flooring, emergency pull cord.

### BEDROOM

4.12m x 2.76m (13'6" x 9'0")



Fitted beech effect wardrobes, wall mounted electric heater, ceiling coving, television point, emergency pull cord.

### SHOWER ROOM

2.05m x 1.74m (6'8" x 5'8")



Double shower cubicle with electric shower and tiled walls, pedestal wash basin with mixer tap, low flush W/C, mirror door vanity unit, part-tiled walls, wall mounted electric heater, extractor fan, emergency pull cord.

### VIEWS



Overlooking town centre roof tops and Market Weighton church.

### OUTSIDE

Communal parking.

### COMMUNAL RESIDENTS LOUNGE



### SERVICES

Mains water, electricity and drainage.

Electric storage heaters.  
No water charge to the property.

## COUNCIL TAX

Council Tax Band A.

## TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six or twelve months and to roll month by month thereafter.

## RENT

£725 per calendar month plus water, electricity, telephone accounts, television licence, and broadband. Rent to be paid monthly in advance together with a deposit in the sum of £836 as security against damage, breakages, outstanding accounts, or outstanding rent.

## VIEWING

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

## IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

## 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

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floor plan

**Floor Plan**



Total area: approx. 43.4 sq. metres (466.8 sq. feet)