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



£60,000

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.

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

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.

SERVICES 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 £1620
Water usage is included in the Service Charge.

COUNCIL TAX

Council Tax Band A

TENURE

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.

AGENTS NOTE

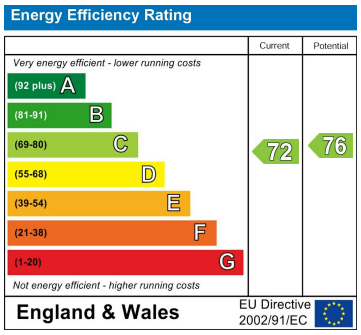
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

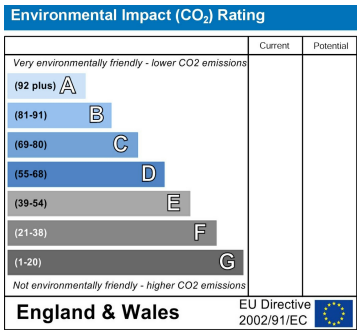
FREE VALUATION

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.





Floor plan



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