

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£75,000

5 All Saints Court, Market Weighton, York, YO43 3NT

A well presented two bedroom apartment which is light and airy with a pleasant modern décor and recently refurbished kitchen and shower room.

Conveniently situated on the ground floor of this purpose built Over 55's Independent Living complex, the property briefly comprises private entrance hall, equipped kitchen, living room with French doors and south westerly facing Juliet balcony, two bedrooms and a shower room.

The secure complex is located just behind the town centre and benefits from a site manager, communal lounge, and a laundry room.

Market Weighton is a popular market town with an abundance of amenities including churches, doctors and dentist surgeries, supermarkets, cafes, and independent shops. It is conveniently positioned mid way between Beverley and York, and has an excellent public transport bus service.

Bedrooms Bathrooms Receptions

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

3.24m x 2.11m (10'7" x 6'11")

Two storage cupboards off (one housing the hot cylinder), wall mounted electric radiator.

KITCHEN

3.28m x 2.22m (10'9" x 7'3")



Beech effect fitted kitchen with black work surface over, stainless steel sink and drainer with mixer tap, electric oven, electric hob with stainless steel splashback and extractor hood over, dishwasher, fridge and freezer, low level electric heater, television point, tiled walls, tile effect flooring, emergency pull cord.

LIVING ROOM

4.43m x 3.30m (14'6" x 10'9")



Modern electric log effect fire with surround, wall lights, French doors to a Juliet balcony with a south westerly aspect, wall mounted electric radiator, ceiling coving, emergency pull cord.

BEDROOM 1

4.03m x 2.77m (13'2" x 9'1")



Fitted wardrobes, television point, wall mounted electric radiator, ceiling coving, emergency pull cord.

BEDROOM 2

3.42m x 2.09m (11'2" x 6'10")



Wall mounted electric radiator, emergency pull cord.

SHOWER ROOM

2.06m x 1.78m (6'9" x 5'10")



Walk-in shower cubicle with plumbed shower and fitted shower

screen, wash basin and W/C set in a vanity unit, wall mounted vanity unit with mirror and lighting, heated ladder towel rail, extractor fan, tiled walls, emergency pull cord.

VIEW



OUTSIDE



There is a carpark on site for resident and guest use, and public car parking close to the complex.

SERVICE CHARGES

We have been advised by our vendors that the ground rent charge is £177.83 and the service charge £1986.00, both payable every six months.

SERVICES

Mains water, electricity, and drainage are connected to the property. Economy 7 heating.

COUNCIL TAX

Council Tax band B.

TENURE

The property is leasehold with 90 years remaining. Term begins 24th June 1993 for 120 years.

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

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor plan

Floor Plan

Approx. 56.9 sq. metres (612.2 sq. feet)



Total area: approx. 56.9 sq. metres (612.2 sq. feet)

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