

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£85,000**

## **35 Ingle Court, Market Weighton, YO43 3HB**

Situated within easy walking distance of the town centre, this bright and airy first floor one bedroom apartment is beautifully presented and boasts a south facing aspect.

The apartment briefly comprises hall, living room with French doors to Juliet balcony, kitchen with integrated appliances, one double bedroom with built-in wardrobes, and a shower room with a double shower cubicle.

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 ample parking.

Ingle Court is ideally placed for the centre of Market Weighton and local amenities including supermarkets, newsagent, coffee shops, pubs, restaurants, doctor's surgery, dentists and pharmacy.

**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 town's 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



Front entrance door, storage cupboard off housing hot water cylinder, ceiling coving, access to loft, emergency pull-cord.

### KITCHEN

2.30m x 2.16m (7'6" x 7'1")



Beech effect kitchen with laminate work surface over, stainless steel sink and drainer with mixer tap over, built-in AEG electric oven, AEG four-ring electric hob with extractor over, integrated fridge and freezer, part-tiled walls, wall mounted electric heater, ceiling coving, vinyl flooring, emergency pull-cord, window to front.

## LIVING ROOM

5.16m x 3.49m (16'11" x 11'5")



Electric flame effect fire on marble hearth with wooden surround and mantel, wall-mounted electric radiator, ceiling coving, emergency pull-cord, doors to Juliet balcony.

### BEDROOM

4.25m x 2.75m (13'11" x 9'0")



Built-in mirror door wardrobes, wall-mounted electric heater, ceiling coving, television point, telephone point, emergency pull-cord, window to front.

## SHOWER ROOM

2.15m x 1.68m (7'0" x 5'6")

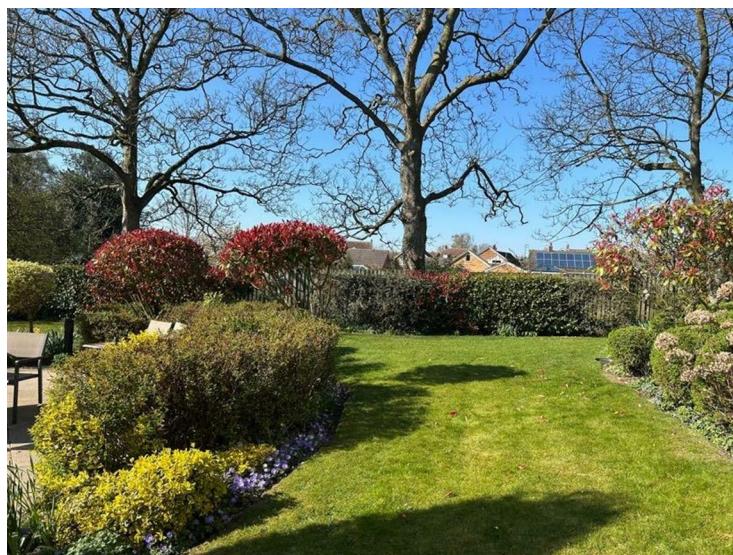


Double shower cubicle, low flush WC, wash basin in vanity unit, wall-mounted towel rail, wall-mounted electric heater, extractor fan, shaver point, ceiling coving, fully tiled walls, emergency pull-cord.

## OUTSIDE

To the front of Ingle Court is the residents car park and entrance doors, which benefit from entry phone access and lead into communal areas.

## GARDENS



There is a beautifully maintained communal garden area which is mainly laid to lawn with planting and shrub areas and seating.

## 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 £212.50 and the service charge is £1546.65 payable every 6 months on 1st March & 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 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.

## TENURE

The property is leasehold.

## 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) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Floor plan

## Floor Plan

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 45.4 sq. metres (488.4 sq. feet)