

# HORNSEYS

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**£650 PCM**

## **55 Ingle Court, Market Weighton, York, YO43 3HB**

Situated close to the town centre and amenities of Market Weighton, this bright one bedroom apartment enjoys a south facing aspect on the second floor of this purpose built complex for the over 55's.

The apartment briefly comprises of entrance hall, living room with French doors onto a Juliet balcony, kitchen with integrated appliances, 1 bedroom with fitted wardrobes, and bathroom with the added advantage of a bath with shower over.

The property is situated within this purpose built complex 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 car parking.

Bond £750, No Smoking or vaping.

The property is to let on an Assured Shorthold Tenancy for a minimum term of six months.

**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, gymnasium, 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

*2.09m x 2.07m (6'10" x 6'9")*

Front entrance door, storage cupboard off housing hot water cylinder, left access point, ceiling coving, emergency pull cord.

### LIVING ROOM

*7.10m x 3.23m max (23'3" x 10'7" max)*



Juliet balcony, electric wall mounted heater, ceiling coving, television point, telephone point, emergency pull cord.

### KITCHEN

*2.32m x 2.15m (7'7" x 7'0")*



Beech effect fitted kitchen with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated

fridge, freezer, electric oven and hob with extractor fan over, part tiled walls, electric wall heater, ceiling coving, emergency pull cord.

### BEDROOM 1

*5.28m max (ex fitted wardrobes) x 2.77m (17'4" max (ex fitted wardrobes) x 9'1")*



Fitted mirror door wardrobes, wall mounted electric heater, ceiling coving, television point, telephone point, emergency pull cord.

### BATHROOM

*2.09m x 1.67m (6'10" x 5'5")*



Panel bath with shower over, wash hand basin set in beech effect vanity unit, low flush w/c, heated towel rail, light with shaver point, electric wall heater, tiled walls ceiling coving.

### OUTSIDE



To the front of Ingle Court is the residents car park and main entrance doors, which benefit from entry phone access and

lead into communal areas. The apartment benefits from being South facing looking onto Beverley Road.

## GARDENS

There is a beautiful communal garden area which is mainly laid to lawn with manicured shrub areas and seating.

## SERVICES

Mains water, electricity, and drainage are connected to the property. Electric storage heater heating.

## COUNCIL TAX

Council Tax band B.

## TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

## RENT

£650 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £750 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

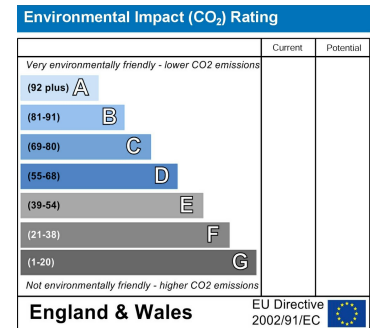
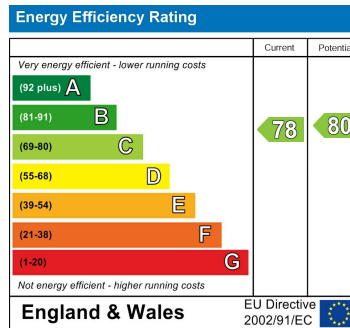
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

## 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

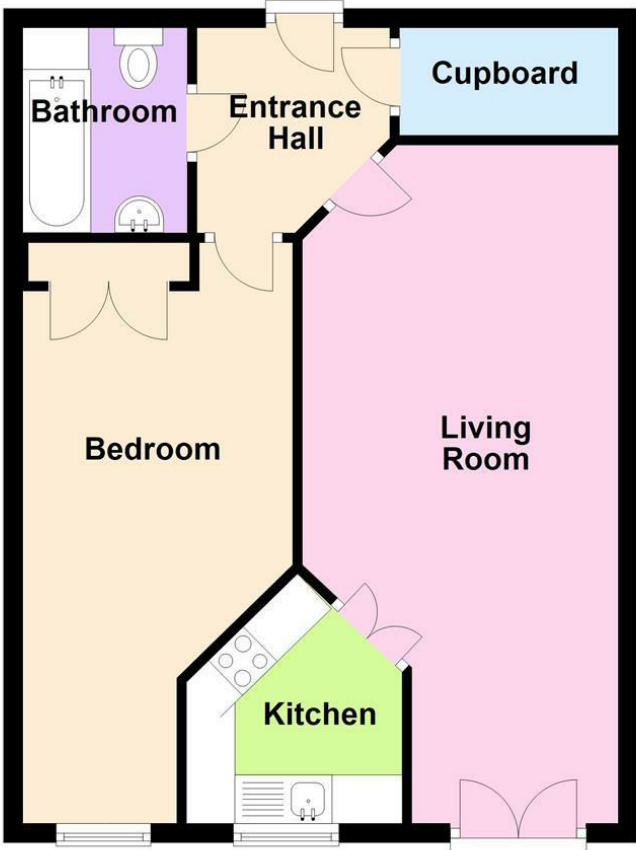
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# Floor plan

## Floor Plan

Approx. 50.2 sq. metres (539.8 sq. feet)



Total area: approx. 50.2 sq. metres (539.8 sq. feet)  
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