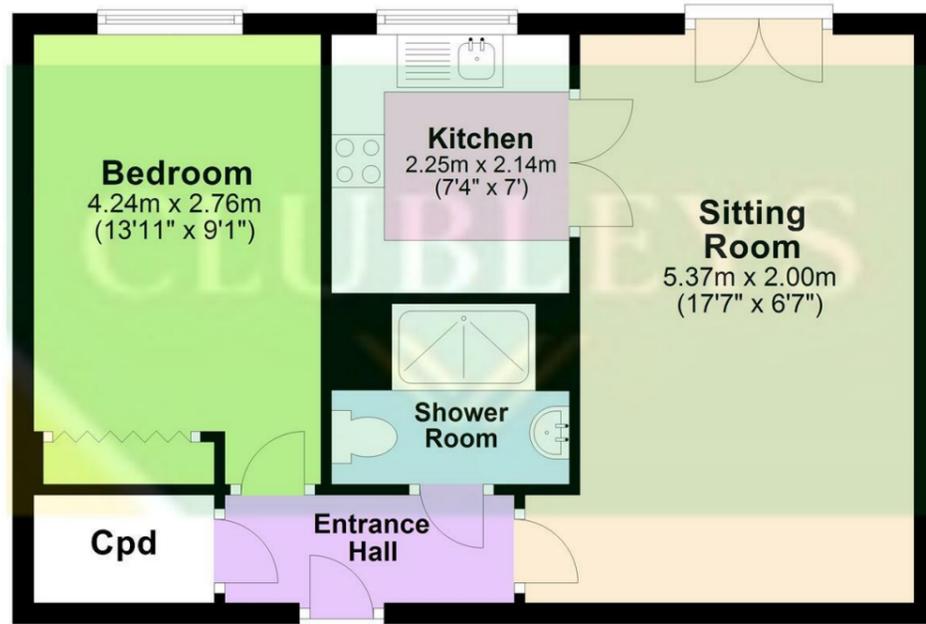


Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 45.7 sq. metres (492.4 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeield Financial Solutions is an appointed representative of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



16, Ingle Court,
Market Weighton, YO43 3HB
£90,000



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

An exceptional opportunity to secure a ground floor one-bedroom apartment within a peaceful and well-regarded over-55s development. Complete with beautifully maintained communal gardens and no onward chain. Situated within a thoughtfully designed McCarthy and Stone complex, the apartment offers comfortable and secure living tailored for independent living. Step inside to find a spacious entrance hall with a large built-in storage cupboard, a bright sitting/dining room with French doors, and a modern fitted kitchen with integrated appliances for everyday convenience. The well-maintained shower room and practical layout ensure ease of living throughout. Having the benefit of attractive communal spaces and the reassurance of a development created by McCarthy Stone, known for their award-winning properties. To find out more about the lifestyle and amenities on offer, get in touch today.

This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Power points, fitted cupboard.

SITTING ROOM

5.37 x 2.00 (17'7" x 6'6")

Feature fire surround, power points, T.V. aerial point, ceiling coving, telephone point, night storage heater, double doors to Kitchen, PVC french doors to juliet balcony.

KITCHEN

2.25 x 2.14 (7'4" x 7'0")

Fitted with a range of wall and floor units incorporating work surfaces, stainless steel sink unit, ceramic hob with extractor hood over, integrated fridge, integrated freezer, eye level oven, power points, part tiled walls, ceiling coving.

BEDROOM

4.24 x 2.76 (13'10" x 9'0")

Night storage heater, ceiling coving, power points, telephone point, fitted mirrored wardrobes.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, fully tiled walls, extractor fan, ceiling coving, heater.

KEY FEATURES

Age-exclusive development for residents aged 55 and over

Built in 2007 with a total of 57 one- and two-bedroom apartments

Three floors with lift access to all levels

Development Manager on-site during office hours

24-hour emergency call system (Appello) in every apartment

Communal lounge for social activities and events

Guest suite available for visiting friends and family

Communal laundry room

Excellent location:

Just 100 yards from Market Weighton's town centre

Close to local shops, cafes, and services

Good bus links to nearby towns and countryside

Leasehold properties with 125-year leases from 2007

OUTSIDE

To the front of the complex is a residents' car park, while the main entrance door, fitted with an entry phone system, provides secure access to the internal

communal areas. The beautifully maintained gardens offer a peaceful setting with various seating areas for residents to enjoy.

DETAILS OF LEASE

Management Company - First Port Retirement Property Services.

ADDITIONAL INFORMATION

The current Vendor has advised us of the following charges:

Estates and Management Ltd: Ground Rent £425 per annum (subject to change and confirmation with solicitors)

First Port Management: Maintenance charge £3064.90 per annum (subject to change and confirmation with solicitors)

SERVICES

Mains, water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

