

CLUBLEYS



17 All Saints Court,
Market Weighton YO43 3NT
Offers in the region of £70,000



A two bedroom 1st floor apartment located within a secure complex for active retired people over the age of 55, which is ideally situated close to the centre of the town and local amenities. The complex is designed to allow you to enjoy an independent lifestyle by having your own secure accommodation, with the added advantage of using the communal facilities, ie the lounge and laundry as and when required. As well as a House Manager, there is a door entry system into the complex and an individual security system within each apartment. There is parking within the courtyard, or in a slightly detached car park, and the spaces are allocated and handled by the Managing Agents by separate negotiation.

LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES ENTRANCE HALL

Front entrance door, two fitted cupboards one housing hot water cylinder, electric storage heater.

SITTING ROOM

4.50M X 3.28M (14'9" X 10'9")

Electric fire set on tiled hearth with wooden surround, three wall light points, ceiling coving, two electric storage heaters, sliding door to kitchen, TV aerial point, telephone point. French doors to Juliette balcony.

KITCHEN

2.20M X 3.28M (7'3" X 10'9")

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl sink unit, part tiled walls, wall mounted electric heater.

BEDROOM ONE

4.60M X 2.72M (15'1" X 8'11")

Ceiling coving, electric storage heater.

BEDROOM TWO

3.49M X 2.13M (11'5" X 7'0")

BATHROOM

Three piece white suite comprising low flush wc, pedestal wash hand basin, panelled bath with mixer shower attachment, part tiled

walls, extractor fan, wall mounted electric heater.

ADDITIONAL INFORMATION

The current Vendor has advised us of the following charges:

Service charge approximately £1454.61 per 6 months and ground rent approximately £177.83 per 6 months.

The service charge currently includes 24 hour emergency call system, water and sewage charges, use of laundry room, Site Manager, exterior and communal area maintenance and buildings insurance. As of 2021, the remaining years on the lease

SERVICES

Mains water, electricity and drainage. Economy 7 central heating. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

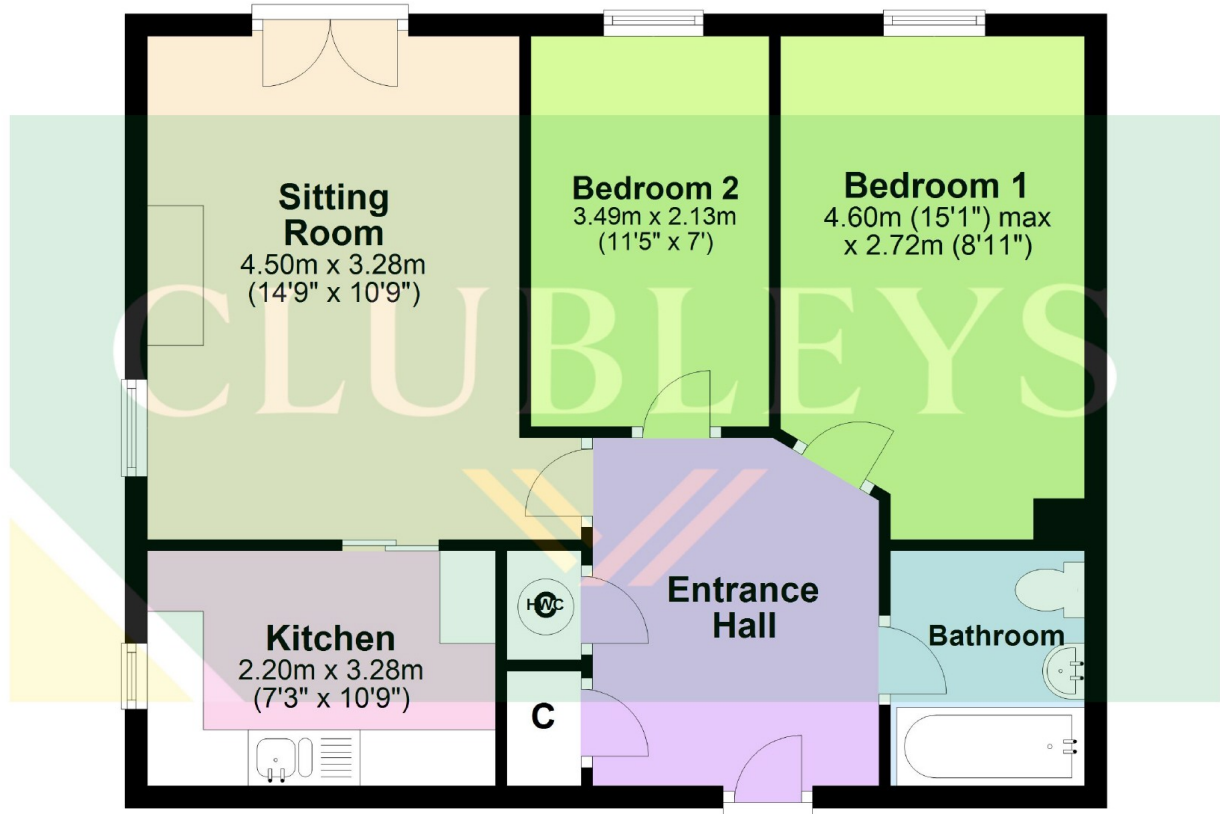
LOCAL AUTHORITY

East Riding of Yorkshire Council



Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 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.

AGENTS NOTE

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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com

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.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



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